PUBLIC MEETING NOTICE AND AGENDA
VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING

THURSDAY, APRIL 28, 2022
7:00 P.M.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Special Presentations:
   a) Recognition of Tom Kibort, Plan Commission Chairman
   b) Arbor Day Proclamation

5. Public Comments

6. Consent Agenda: All items listed under Consent Agenda are considered to be routine by the Village Board and may be approved and/or accepted by one motion with a Roll Call Vote. If further discussion is needed, any member of the Board may request that an item be moved off of the Consent Agenda to Items for Discussion and Consideration.

   a) Consideration – Approval of the April 14, 2022 Village Board Meeting Minutes

   b) Consideration – Approval of the April 28, 2022 Bill List in the Amount of $486,318.42

   c) Consideration – Approval of Appointments to the Plan Commission and Zoning Board of Appeals:
      1. Appointment of Joseph Holtorf
      2. Appointment of Dawn Ellison as Chair
      3. Appointment of Richard Zydorowicz as Vice Chair

   d) Consideration – Proposed Vehicle/Truck Weight Roadway Restrictions Ordinance

   e) Consideration – A Resolution Waiving the Bid and Approval of the 2022 Edge Mill & Overlay Program to Geske and Sons, Inc. in the Amount of $653,987.80

   f) Consideration – A Resolution Approving a Professional Services Agreement with Christopher B. Burke Engineering, LTD in an Amount Not to Exceed $98,500 for Eakin Creek Sanitary Interceptor Sewer Construction Engineering

   g) Consideration – A Resolution Approving a Bid Award to Martam Construction, Inc. for the Eakin Creek Sanitary Interceptor Sewer in the amount of $1,089,583.05

h) Transmittal of First Quarter for FY2022 Financial and Investment Reports

i) Consideration – An Ordinance Amending the fiscal year-end December 31, 2021 Budget

7. Items For Discussion and Consideration:

a) Consideration – An Ordinance Approving (i) A Final Plat of Consolidation; and (ii) Site Plan Review, including any necessary relief, for the construction of a new ±15,654 square foot Gerber Collision and Glass, northwest corner of Kreutzer Road and Raymond Court

b) Consideration – An Ordinance Approving (i) A Special Use Permit for Automobile Repair Minor within the "B-3 (PUD)" Shopping Center Business District – Planned Unit Development; and (ii) Final Planned Unit Development, including any necessary relief, for the construction of a new ±10,000 square foot Belle Tire in Huntley Crossings Phase II, Southeast Corner of IL Rt. 47 and Regency Parkway

c) Consideration – An Ordinance approving an Amendment to the Site Plan Approval for Lot 2A of Regency Square Phase 2A within the "C-2 PDD" Regional Retail – Planned Development District, for the construction of two accessory structures for Rookies Bar and Grill, 12220 Princeton Drive

d) Conceptual Review – Proposed Rezoning of 45 Acres at Regency Square from "BP" Business Park and "C-2" Commercial "MF-2" Multi-Family Residential to Develop the Property with 94 Townhome Units and 296 Apartment Units at the Southwest Corner of Charles H. Sass Parkway and Princeton Drive

e) Consideration – A Resolution Approving a Contract with The Retail Coach for Retail Market Analysis and Recruitment Services

8. Village Attorney's Report

9. Village Manager's Report

10. Village President's Report

11. Unfinished Business

12. New Business

13. Executive Session: (if necessary)

14. Possible Action on any Closed Session Item

15. Adjournment

MEETING LOCATION
Village of Huntley Municipal Complex
10987 Main Street
Huntley, IL 60142

The Village of Huntley is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, are requested to contact Mr. David Johnson, Village Manager at 847-515-5200. The Village Board Room is handicap accessible.

David J. Johnson
Village Manager

To view Board Meetings live online, click on the link as noted on the Village website at www.huntley.il.us

Agenda Item: **Special Presentations:**

a) Recognition of Tom Kibort, Plan Commission Chairman
b) Arbor Day Proclamation

Department: **Village Manager's Office**

a) Mayor Hoeft will recognize the achievements of Tom Kibort, Plan Commission Chairman

b) Mayor Hoeft will read a proclamation commemorating the 150th Anniversary of Arbor Day

VILLAGE OF HUNTLEY
AGENDA SUMMARY

April 28, 2022
Village Board Meeting

Agenda Item: **Consideration: Approval of the April 14, 2022 Village Board Meeting Minutes**

Department: **Village Manager's Office**

The following Minutes are presented for Village Board Approval:

- April 14, 2022 Village Board

ACTION REQUESTED

A motion of the Village Board to Approve the April 14, 2022 Village Board Meeting Minutes.

VILLAGE OF HUNTLEY
VILLAGE BOARD
MEETING MINUTES
April 14, 2022

CALL TO ORDER:
A meeting of the Village Board of the Village of Huntley was called to order on Thursday, April 14, 2022 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Timothy Hoeft; Trustees: Ronda Goldman, Mary Holzkopf, Niko Kanakaris, Curt Kittel, and JR Westberg.

ABSENT: Trustee Leopold

IN ATTENDANCE: Village Manager David Johnson, Deputy Village Manager Lisa Armour, Director of Finance Cathy Haley, Director of Development Services Charles Nordman, Chief of Police Robert Porter, Management Assistant Barbara Read, Information Technology Manager Karl Schmidt and Village Attorney Betsy Gates-Alford.

PLEDGE OF ALLEGIANCE: Mayor Hoeft led the Pledge of Allegiance.

SPECIAL PRESENTATIONS: None

PUBLIC COMMENTS: None.

CONSENT AGENDA:
All items listed under Consent Agenda are considered to be routine by the Village Board and may be approved and/or accepted by one motion with a Roll Call Vote. If further discussion is needed, any member of the Board may request that an item be moved off of the Consent Agenda to Items for Discussion and Consideration.

a) Consideration – Approval of the February 24, 2022 Village Board, March 10, 2022 Village Board, and March 24, 2022 Village Board Meeting Minutes

b) Consideration – Approval of the April 14, 2022 Bill List in the Amount of $369,946.60

c) Consideration – A Resolution to Enter into an Agency Communications Service Agreement between Southeast Emergency Communications (SEECOM) and the Village of Huntley for 911 Dispatch Services

d) Consideration – A Resolution Waiving the Bid and Authorizing the Purchase of Lighting Materials from Steiner Electric for the 2022 LED Street Light Program in the Amount of $330,470

e) Consideration – An Ordinance Authorizing the Ceding of Private Activity Bonding Authority to the Upper Illinois River Valley Development Authority (UIRVDA)

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f) Consideration – A Resolution Amending the Village of Huntley Purchasing Manual Section III, "Service Contracts," and Section IV "Bidding Procedures"

Mayor Hoeft asked if the Village Board had any comments or changes to the Consent Agenda; there were none.

A MOTION was made to approve the April 14, 2022 Consent Agenda.

MOTION: Trustee Westberg
SECOND: Trustee Goldman
AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustee Leopold
The motion carried: 5-0-1

ITEMS FOR DISCUSSION AND CONSIDERATION:

Mayor Hoeft reported that Staff will present the next three agenda items pertaining to 11117 S. Church Street, as one presentation, but there will be three separate motions requested once the discussion is complete.

a) Consideration – A Resolution Approving and Authorizing Execution of a Property Purchase and Sale Agreement with Huntley Mill Associates, LLC for a Portion of the Property Located at 11117 S. Church Street

Deputy Village Manager Lisa Armour began the presentation and stated that the Village Board approved the Downtown Revitalization Plan in September, 2010 and has worked diligently to implement the plan. A fundamental component of the Downtown Plan is the redevelopment of properties. In 2017 the Village purchased the Catty property at 11117 South Church Street with the intent of revitalizing and redeveloping the property. The Downtown Plan identified the site as a future redevelopment site suited for multi-family residential. Per Village Board direction on July 8, 2021, the Village requested Letters of Interest (LOI) in the property from parties that had recently expressed interest in acquiring the property. The Village received three responses to the LOI. One respondent previously submitted a proposal to a similar request in late 2019, with two additional proposals also submitted. The Village Board identified True North Properties ("Developer") as the preferred party to continue discussions with for the sale and redevelopment of the Catty property (the developer has established Huntley Mill Associates, LLC as the corporate entity for ownership of the property). The proposed use of the building is for 37 apartment units.

The Developer appeared before the Village Board on December 2, 2021, with a concept plan that included renovation and re-use of the existing building with 17 studio, 16 1-bedroom, and four 2-bedroom units for a total of 37 units, and the construction of five new three-flat rental unit buildings, for a total of 15 units. Based upon discussion with the Village Board, the developer eliminated the proposed new units and has presented a development application to renovate the existing building to accommodate up to 37 apartment units of studio, one-bedroom, and two-bedroom units.

The site is currently zoned "M"- Manufacturing. The site would be rezoned and developed as a planned unit development. Zoning approvals and other prerequisites for completing the sale of the property to the

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Developer are detailed in a Redevelopment Agreement. The property to be conveyed does not include the parking lot to be constructed on the east side of the site. The parking lot will be built by the Village, which will retain ownership of the lot to accommodate public parking and parking for the apartments.

STAFF ANALYSIS

Per the terms and conditions of the PSA, the Village would agree to sell a portion of the property (the building footprint and approximate 5-10 feet perimeter, approximately 0.678 acres) to the Developer for $100,000 subject to satisfaction of certain contingencies, including the following key items: (i) Village Board and Developer approval of a redevelopment agreement for the project; (ii) Village Board approval of the Developer's petition for required development approvals to accommodate the development as proposed; (iii) Developer having provided a performance bond or irrevocable letter of credit for 110% of the cost to complete the building shell; and (iv) Developer applying for a building permit to begin work on the project. The redevelopment agreement and development petition are addressed under separate agenda items. The redevelopment agreement also establishes obligations of both the Village and Developer for redevelopment of the property.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies "Strong Local Economy" as a strategic focus and the following goals: "Location of Choice for Residents," and "A Vibrant Downtown Gathering Place." The addition of housing units in the downtown would create diversity in available housing options.

FINANCIAL IMPACT

The Village will sell the property to the developer for $100,000. No TIF assistance has been requested by the developer. The preliminary estimated private investment in the project is approximately $5 million.

LEGAL ANALYSIS

The Village Attorney has reviewed the Purchase and Sale Agreement and prepared the resolution for Village Board consideration.

Deputy Village Manager Lisa Armour continued with the second petition for the property at 11117 S. Church Street.

b) Consider– An Ordinance Authorizing the Approval and Execution of a Redevelopment Agreement between the Village of Huntley and Huntley Mill Associates LLC for the Redevelopment of the Property at 11117 S. Church Street

Deputy Village Manager Lisa Armour said the Village Board approved the Downtown Revitalization Plan in September, 2010 and has worked diligently to implement the plan. A fundamental component of the Downtown Plan is the redevelopment of properties. In 2017 the Village purchased the Catty property at 11117 South Church Street with the intent of revitalizing and redeveloping the property. The Downtown Plan identified the site as a future redevelopment site suited for multi-family residential. Per Village Board direction on July 8, 2021, the Village requested Letters of Interest (LOI) in the property from parties that had recently expressed interest in acquiring the property. The Village received three responses to the LOI. One respondent previously submitted a proposal to a similar request in late 2019, with two additional proposals also submitted. The Village Board identified True North Properties ("Developer") as the preferred party to continue discussions with for the sale and redevelopment of the Catty property (the developer has established Huntley Mill Associates, LLC as the corporate entity for ownership of the property). The

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proposed use of the building is for 37 apartment units. The Village intends to sell a portion of the property that consists primarily of the building, excluding the proposed new public parking lot, to the Developer subject to a purchase and sale agreement, which is included as a separate agenda item for Village Board consideration.

STAFF ANALYSIS

Per the authorization granted by the Village Board on September 9, 2021, the Village has negotiated a Redevelopment Agreement with the Developer to facilitate the redevelopment of the property at 11117 S. Church Street for the uses as described above.

Important project elements and key points of the Redevelopment Agreement are as follows:

a) The renovation and conversion of the existing building to accommodate up to 37 apartment units (17 studio, 16 1-bedroom, and four 2-bedroom units)
b) At closing, the Developer is required to establish a construction escrow account and deposit 100% of the estimated costs to complete the building shell portion of the project
c) Developer will commence construction within 30 days after closing, with substantial completion by April 30, 2023
d) If Developer fails to substantially complete the project by April 30, 2023, Developer will pay the Village liquidated damages in the amount of $100 per day until such work is completed
e) The Village will complete the adjacent public parking lots by April 30, 2023
f) The developer shall furnish to the Village a performance bond in the amount of 110% of the estimated cost of completion of the building shell to ensure its completion in the event that the developer is unable to complete the construction
g) The Village agrees to waive all building permit fees, water and sewer connection/tap-on fees, and impact and transition fees
h) The Village will install a new sanitary sewer service line to the building
i) Developer presentation of project construction progress reports on a monthly basis

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies "Strong Local Economy" as a strategic focus and the following goals: "Location of Choice for Residents," "Location of Choice for New and Expanding Businesses of all Sizes," and "A Vibrant Downtown Gathering Place." The addition of housing units in the downtown would create diversity in available housing options.

FINANCIAL IMPACT

Important financial issues addressed in the Redevelopment Agreement include:

a) Total project cost of at least $5,000,000
b) Village sells the land to the developer for $100,000
c) The Developer will provide performance security in the Village's favor in the amount of 110% of the estimated cost of completion of the building shell
d) All building permit fees, water and sewer tap-on fees, and impact and transition fees waived
e) The building is currently tax-exempt. Any new tax generated above the base EAV will generate revenue in the TIF Fund. The Village will retain 100% of any increment generated.

LEGAL ANALYSIS

The Redevelopment Agreement was prepared by the Village Attorney and all is in order for Village Board approval.

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Deputy Village Manager Lisa Armour requested Director of Development Services Charles Nordman to make the third petition presentation for the Redevelopment of the 11117 S. Church Street property.

c) Consideration – An Ordinance Approving (i) a Map Amendment to rezone 11117 S. Church Street from "M" Manufacturing to "R-5" Multiple Family Residential; (ii) a Special Use Permit for a Multiple Family Dwelling – 21 to 50 units; (iii) a Preliminary and Final Plat of Subdivision; and (iv) a Special Use Permit for a Preliminary and Final Planned Unit Development, including any necessary relief

Director of Development Services Charles Nordman reviewed a power point presentation and stated the Village Board approved the Downtown Revitalization Plan in September, 2010 and has worked diligently to implement the plan. A fundamental component of the Downtown Plan is the redevelopment of properties. In 2017 the Village purchased the Catty property at 11117 South Church Street with the intent of revitalizing and redeveloping the property. The Downtown Plan identified the site as a future redevelopment site suited for multi-family residential.

The Catty property is located in the Downtown TIF District. The Village Board previously approved a TIF Redevelopment Plan for the Downtown TIF District, and a fundamental component of that Plan is rehabilitation and redevelopment of qualified redevelopment project sites within the TIF. The Village Board has identified the Catty property (and the existing building, which has been vacant for several years) as a redevelopment priority under the TIF Redevelopment Plan. Since acquiring the property in 2017, the Village has undertaken environmental remediation and other site preparation work to prepare the Catty property and building for successful rehabilitation and redevelopment for new occupancy.

The requested development actions for consideration by the Village Board are to accommodate the proposed conversion of the existing building to 37 apartment units. The building is proposed to be named "The Cornell," a historical reference to the building previously being used as a Cornell Brothers Milk Condensing Factory.

STAFF ANALYSIS

Map Amendment
The proposed map amendment will rezone the ±2.62-acre property from "M" Manufacturing to "R-5" Multiple Family Residence to accommodate the proposed reuse of the building for apartments. The Village's Downtown Revitalization Plan identified the property for multi-family residential in order to increase the residential density in the core downtown. The proposed rezoning is consistent with the recommendations of the Downtown Revitalization Plan.

Special Use for a Multiple Family Dwelling
The "R-5" Multiple Family Residence District allows Multiple Family Dwelling containing 21 to 50 units as a special use. The conversion of the building to multi-family residential will create 37 apartment units within the building, therefore requiring approval of a special use by the Plan Commission and Village Board. The 37 proposed apartment units will consist of 17 studio, 16 1-bedroom, and four 2-bedroom units.

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Preliminary and Final Plat of Subdivision

The proposed plat of subdivision will resubdivide the existing parcel to create two lots. Lot 1, which will be sold to Huntley Mill Associates, LLC, (the developer, True North Properties, Inc., has established Huntley Mill Associates, LLC as the corporate entity for ownership of the property) is being created for the existing building and will primarily consist of the building's footprint and a small area of property surrounding it. The remaining property is identified as Lot 2 and will remain under the Village's ownership. Lot 2 will be utilized for expanded parking areas to accommodate the apartments and downtown businesses subject to a future Zoning Code text amendment to clarify that public parking is a permitted use in the "R-5" Zoning District.

The "R-5" Multiple Family Residence District requires a minimum lot area of 80,000 square feet for a Planned Unit Development (PUD) and 40,000 square feet for other uses. It also requires a minimum lot width of 275 feet for Lot 1 and 150 feet for Lot 2 based on the proposed use of the lots. The proposed PUD for Lot 1 (the lot created for the existing building) will have an area of ±29,529 square feet and lot width of ±319.87 feet. Lot 2 (to be utilized for parking areas) has an area of ±84,386 square feet and lot width of ±329 feet. As proposed, Lot 1 conforms to the minimum required lot width, but requires relief for a lot area of less than 80,000 square feet. Lot 1 also requires relief because it will not have direct street frontage as required by the Subdivision Ordinance. Lot 2 conforms to both the minimum required lot area and width to be utilized for a parking area.

Preliminary and Final Planned Unit Development

The Preliminary and Final Planned Unit Development is requested for the Lot 1 only, which consists of the existing building. The proposed plans for the Village's property (Lot 2) are preliminary and will be presented for site plan review by the Plan Commission and Village Board in the near future, along with the aforementioned text amendment for public parking. The parking improvements would be constructed concurrently with the renovation of the building.

Building Elevations

The proposed elevations call for repairing the building where brickwork has deteriorated and also removing several small appendages that have been added to the building over the years. The overall structure of the building will remain the same; however, the Developer is proposing to whitewash it due to the multiple types of brick that have been used on the building over the years. The Developer has noted that there are at least four different types of brick on the building and finding matching brick of the same color to make the needed repairs will likely prove difficult. They have explained that whitewashing the building will give it a uniform appearance. Besides whitewashing the exterior of the building, the other noticeable changes will be the addition of a cornice treatment along the top of the building for a portion of the east elevation, and the north and south elevations and the addition of PTAC units (packaged terminal air conditioners) below many of the windows. The units will be covered by a decorative louver. The addition of the cornice treatment was at the request of the Village Board.

Site Plan, Parking, and Landscaping

The preliminary site plan consists of improvements surrounding the building that will be completed by the Village to accommodate additional parking for the downtown and the proposed apartments. The site and landscape plans presented for Lot 2 are substantially complete but will require final Village approval during the site plan review process.

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The new parking will be provided within an expansion of the existing Village parking lot located north of the building and within a new parking lot directly east of the building. Both lots will be Village-owned and available for use by the proposed apartment residents as well as downtown businesses and the public. The parking area to east of the building will provide parking for 52 vehicles and the north parking area will provide an additional 85 parking spaces (137 new spaces total). It is anticipated that apartment residents will be provided vehicle stickers that will allow them to park in the lots overnight.

The proposed landscape plan will provide an extension of the existing 8-foot-tall fence along the rear lot line of the Church Street homes, in addition to the installation of plantings that include Green Mountain Sugar Maples and Triumph Elm trees. The fence and landscaping would also extend across the rear and side of the AT&T building that fronts Church Street to screen that building from view of the subject property and the new parking lot. Additional landscaping on the site includes foundation plantings and parking lot landscaping. An undulating berm is proposed along Church Street to screen the parking lot from the homes to the east. The plan also creates a plaza area to the north of the building that will provide a patio for the building's residents and also a space for a future train depot and platform for the proposed passenger rail service.

The trash enclosure for the building will be located within the parking lot on the east side of the building so it is easily accessible to the residents. The enclosure will be constructed of the same materials used for the existing trash enclosures throughout the downtown (these enclosures are located behind Parkside and Village Inn and adjacent to Sal's Pizza)

Required Relief
The following relief is being requested as part of the Planned Unit Development. The requested relief is a result of the unique shape of Lot 1 being sized to accommodate the footprint of the existing building and a small area of property surrounding it. There are no proposed additions to the building.

1. The "R-5" Multiple Family Residence District requires a minimum lot area of 80,000 square feet for a Planned Unit Development (PUD). Lot 1 will require relief to have a lot area of ±30,425 square feet.
2. The "R-5" district requires a minimum front yard setback of 30 feet. The proposed front yard setback is ±5.1 feet. Staff notes there is approximately 125 feet from the building to the Church Street right-of-way.
3. The "R-5" district requires a minimum year yard setback of 40 feet. The proposed rear yard setback is ±1 foot.
4. The "R-5" district requires a minimum corner side setback of 30 feet. The proposed corner side yard setback is ±5.1 feet. Staff notes there is approximately 21.9 feet existing between the building and the Mill Street right-of-way.
5. The "R-5" district requires a minimum side yard setback of 10 feet. The proposed side yard setback is ±5 feet.
6. The "R-5" district allows a maximum floor area ratio (FAR) of 0.6 (60%). The proposed floor area is approximately 1.0 (100%).
7. The "R-5" district allows a maximum building coverage of 35%. The proposed building coverage is approximately 80%.
8. The "R-5" district allows a maximum impervious coverage of 60%. The proposed impervious coverage is approximately 82%.

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9. The Zoning Ordinance requires 2.5 parking spaces per multi-family dwelling unit, requiring 93 parking spaces for the 37 apartments. The parking for the apartment units will be provided in the new Village parking lots adjacent to the building (on Lot 2), with no parking to the north provided on Lot 1.

PLAN COMMISSION RECOMMENDATION

The Plan Commission conducted a public hearing to consider the petitioner's request on March 14, 2022. Several residents attended the public hearing, but none provided testimony. Following review of the petition, the Plan Commission recommended approval by a vote of 5 to 0, subject to the following conditions:

1. All improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. No building permits, plans, or Certificates of Occupancy are approved as part of this submittal.

FINANCIAL IMPACT

The property is located in the Downtown Tax Increment Financing (TIF) District. Any new tax generated above the base EAV will generate revenue in the TIF Fund.

LEGAL ANALYSIS

A property sale agreement and redevelopment agreement are being considered as separate agenda items.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies "Strong Local Economy" as a strategic focus and the following goals: "Location of Choice for Residents," and "A Vibrant Downtown Gathering Place." The addition of housing units in the downtown would create diversity in available housing options.

Director of Development Services Charles Nordman said the petitioners, George Ieremciuc Nicholas Ieremciuc and their attorney, Joe Gottemoller, were in attendance and seated at the front table to answer any questions or concerns of the Village Board.

Mayor Hoeft asked the petitioners if they had anything to add before the Village Board made their comments. Mr. George Ieremciuc said that staff did a great job on the presentation and had nothing else to add other than they are excited to get started on the project.

Mayor Hoeft asked if there were any questions or comments. Trustee Kanakaris asked about the location of the dumpster. Director of Development Services Nordman said it provides the easiest access for the residents. Mayor Hoeft asked if the PTAC grate for the air conditioning could be on every window instead of a select few to make it look more uniform. Mr. Ieremciuc said they had already looked into having the grates by each window and will let staff know if it can be done. Mayor Hoeft thanked the petitioner for their help in making this project work and said he is looking forward to the project starting.

Mayor Hoeft asked for a motion approve a Resolution Approving and Authorizing Execution of a Property Purchase and Sale Agreement with Huntley Mill Associates LLC for a Portion of the Property Located at 11117 S. Church Street.

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A MOTION was made to approve a Resolution Approving and Authorizing Execution of a Property Purchase and Sale Agreement with Huntley Mill Associates LLC for a Portion of the Property Located at 11117 S. Church Street.

MOTION: Trustee Goldman
SECOND: Trustee Kanakaris
AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustee Leopold
The motion carried: 5-0-1

Mayor Hoeft asked for a motion approve an Ordinance Authorizing Approval and Execution of a Redevelopment Agreement between the Village of Huntley and Huntley Mill Associates LLC for the Redevelopment of the Property at 11117 S. Church Street

A MOTION was made to approve an Ordinance Authorizing Approval and Execution of a Redevelopment Agreement between the Village of Huntley and Huntley Mill Associates LLC for the Redevelopment of the Property at 11117 S. Church Street

MOTION: Trustee Westberg
SECOND: Trustee Kittel
AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustee Leopold
The motion carried: 5-0-1

Mayor Hoeft asked for a motion approve an Ordinance Approving (i) a Map Amendment to rezone 11117 S. Church Street from "M" Manufacturing to "R-5" Multiple Family Residential; (ii) a Special Use Permit for a Multiple Family Dwelling – 21 to 50 units; (iii) a Preliminary and Final Plat of Subdivision; and (iv) a Special Use Permit for a Preliminary and Final Planned Unit Development, including any necessary relief. Subject to and limited by the following conditions:

A motion was made to approve an Ordinance Approving (i) a Map Amendment to rezone 11117 S. Church Street from "M" Manufacturing to "R-5" Multiple Family Residential; (ii) a Special Use Permit for a Multiple Family Dwelling – 21 to 50 units; (iii) a Preliminary and Final Plat of Subdivision; and (iv) a Special Use Permit for a Preliminary and Final Planned Unit Development, including any necessary relief. Subject to and limited by the following conditions:

1. **All improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) standards, practices and permit requirements.**
2. **The petitioner is required to meet all development requirements of the Huntley Fire Protection District.**
3. **No building permits, plans, or Certificates of Occupancy are approved as part of this submittal.**
4. **Redevelopment Agreement. Pursuant to Sections 156.070(K) and 156.090 of the Zoning Code, the approvals set forth in this Ordinance are hereby conditioned upon Developer's execution and recordation of, and compliance with, the Redevelopment Agreement during its term. Any violation by Developer, or its successors and assigns, of the Redevelopment Agreement shall be deemed a violation of this Ordinance and the Zoning Code. After expiration or termination of the Redevelopment Agreement, the development, use, and maintenance of the Property shall comply**

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with the terms and conditions of this Ordinance and all other applicable Village codes and ordinances then in effect.

5. **No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. No work of any kind shall be commenced pursuant to the approvals granted in this Ordinance except only after all approvals, permits (including without limitation building permits, stormwater permits, temporary use permits, and sign permits), and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law and the Redevelopment Agreement, and all conditions of this Ordinance precedent to such work have been fulfilled. No building construction permits, construction plans, sign permits, or certificates of occupancy are approved by this Ordinance.**
6. **Use Limitations. The use allowed on the Property shall be a multi-family apartment building with not more than 37 dwelling units as set forth in this Ordinance, and any use change on the Property shall be deemed a major modification to the PUD that requires approval by the Village Board following notice and public hearing consistent with Section 156.070 of the Zoning Code.**
7. **Compliance with Plans. The Proposed Development and all improvements on the Property shall be constructed, located, installed, and maintained in substantial conformity with the Plans and all other applicable Village Municipal Services (e.g. Engineering, Public Works, Planning, and Building) standards, practices, and permit requirements.**
8. **Fire Protection. The Proposed Development is required to meet all development requirements of the Huntley Fire Protection District.**
9. **Security Requirements. Prior to obtaining any permits for work on the Property or beginning any such work, Developer shall deliver to the Village performance bonds and other security as required by the Redevelopment Agreement. For any permits sought after the expiration or termination of the Redevelopment Agreement, Developer shall deliver such performance, payment, and other security as may be required by the Village's Subdivision Regulations or other Village codes and ordinances in effect at the time the permit application is made.**
10. **Compliance with Laws. Except as otherwise expressly provided in this Ordinance or the Redevelopment Agreement, the Village's Zoning Code, Subdivision Regulations, and all other applicable ordinances and regulations shall continue to apply to the Proposed Development and the Property, and the development and use of the Property shall comply with all applicable laws, regulations, and ordinances of all federal, state, and local governments and agencies having jurisdiction.**
11. **Binding Effect/Successors and Assigns. The rights and obligations set forth in this Ordinance shall run with the land and be binding on Applicant and any and all of their successors and assigns to all or any portion of the Property. To the extent that Developer assigns its right to acquire the Property to a third-party assignee or nominee (an "Assignee") prior to taking title thereto, then Developer shall cause such Assignee to execute and record, and Developer shall deliver to the Village, an acknowledgement agreement in acceptable form providing that the Assignee acknowledges, agrees to be bound by, and will succeed to all rights and obligations of Developer under this Ordinance and the Redevelopment Agreement.**

MOTION: Trustee Kanakaris
SECOND: Trustee Westberg
AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustee Leopold
The motion carried: 5-0-1

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d) Discussion – Authorization to Seek Bids for Infrastructure Improvements Related to the Parking Lot Expansion and Site Improvements for the Church Street Lot and The Cornell Development (former Catty property)

Village Manager David Johnson said the Catty property is located in the Downtown TIF District. The Village Board previously approved a TIF Redevelopment Plan for the Downtown TIF District, and a fundamental component of that Plan is rehabilitation and redevelopment of qualified redevelopment project sites within the TIF. The Village Board has identified the former Catty property (and the existing building, which has been vacant for several years) as a redevelopment priority under the TIF Redevelopment Plan. Since acquiring the property in 2017, the Village has undertaken environmental remediation and other site preparation work to prepare the Catty property and building for successful rehabilitation and redevelopment for new occupancy.

Per Village Board direction on September 9, 2021, Staff has been in discussions with Huntley Mill Associates LLC (the "Developer") and is in the process of finalizing a Purchase and Sale Agreement and Redevelopment Agreement for the property to accommodate the residential use of the property. The requested development actions for consideration are to accommodate the proposed conversion of the existing building into 37 apartment units. The building is proposed to be named "The Cornell" based on the building previously being used as a Cornell Brothers Milk Condensing Factory.

STAFF ANALYSIS

Design engineering for infrastructure improvements will be ready to bid as early as this summer for start of construction this fall. Christopher B. Burke Engineering, Ltd. (CBBEL) has prepared the plans for the Church Street Parking Lot Expansion and Cornell Site Improvements. The number of new spaces provided in the Church Street and Cornell Parking Lots are 130 parking stalls and seven ADA stalls for a total of 137 new stalls. Proposed improvements also include the following:

- Landscaping and fencing with an emphasis on buffering the neighboring properties to the east
- Patio and landscape feature on north side of building
- Underground storm water detention to maximize development area
- Dry utility relocations; will report back to Village Board upon receiving information from ComEd
- Parking lot lighting
- Dumpster enclosure to service the residential units
- Reserved space for future train station and platform

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies “Strong Local Economy” as a strategic focus and the following goal: *“A Vibrant Downtown Gathering Place.”* Additional parking in the downtown is important to attract new residential and commercial development.

FINANCIAL IMPACT

The FY22 Budget includes $2,830,000 for the Church Street Parking Lot including construction and engineering in the Downtown TIF Fund 440-00-00-8007. In July 2020, the Village authorized $1,500,000 in general obligation debt for infrastructure improvements in the downtown. Those bond proceeds are available for this project.

LEGAL ANALYSIS

None required.

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Mayor Hoeft asked if there were any questions or comments. There were none.

A MOTION was made to approve Authorization to Seek Bids for Infrastructure Improvements Related to the Parking Lot Expansion and Site Improvements for the Church Street Lot and The Cornell Development

MOTION: Trustee Kittel
SECOND: Trustee Kanakaris
AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustee Leopold
The motion carried: 5-0-1

Mayor Hoeft said staff will make the presentation for M/I Homes, the Village Board will discuss their questions or concerns, and then the public hearing will be open for public input.

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that the petitioner is asking for approval of the following:

e) Consideration – Proposed Development of ±82 Acres Commonly Known as 10902 Dundee Road, at the northwest corner of Haligus Road and Dundee Road Including:
   i. Consideration – A Resolution Approving and Authorizing the Execution of a First Amendment to the Annexation Agreement Relating to ±82 acres commonly known as 10902 Dundee Road
   ii. Consideration – A Resolution Approving and Authorizing the Execution of a Development Agreement for a Phased Residential Development
   iii. Consideration – An Ordinance Approving (i) a Map Amendment to rezone the identified property from "RE-1 (PUD)" Residential Estate – Planned Unit Development District to "R-2" Single Family Residence District; (ii) a Special Use Permit for Preliminary Planned Unit Development; and (iii) the Preliminary Plat of Subdivision, including any necessary relief, for the 173 single-family home Fieldstone Subdivision

Director Nordman said that the Kudlach property was annexed into the Village on July 14, 2005 and originally consisted of approximately 139.4 acres on both sides of Dundee Road between Ruth Road and Haligus Road, including the ±82 acres on the north side of Dundee Road being considered for development by M/I Homes. The annexation agreement, which will expire in July 2025, allowed for the subject ±82 acres to be developed as a mixed use development that would accommodate commercial and business park zoning with multiple family residential being acceptable as a component of a mixed use development. The agreement specifically stated that "except as called for in the mixed use designation the property shall not be zoned or developed as residential." In the 16 years following the annexation of the property there has been little to no interest in developing it as contemplated by the annexation agreement.

STAFF ANALYSIS

M/I Homes is proposing to develop the ±82 acres located directly south of the Village Municipal Complex with 173 single family homes. Access to the subdivision is proposed from L.J. Marak Drive to the north, with the main subdivision entrance being located along Huntley-Dundee Road on the south side of the property. A 30-foot landscape buffer is proposed between the single family lots that are adjacent to the Municipal Complex and Shepherd of the Prairie Church. A 35-foot landscape buffer is proposed along

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Huntley-Dundee Road and Haligus Road. The existing overhead utility lines along the property's Huntley-Dundee frontage will be buried as required by the Subdivision Ordinance.

The proposed lots will have a minimum lot area of 8,400 square feet with an average lot size of 10,465 square feet. The existing wetland areas at the northeast corner of the property will be preserved and will include an area of approximately 4.6 acres dedicated for stormwater management. Additional areas for stormwater management would be located near the intersection of Ruth Road and Huntley-Dundee Road and adjacent to the subdivision's primary entrance along Huntley-Dundee Road.

The developer is proposing a park land donation and constructing the park to meet the required Park District donation requirements for the subdivision. The budget and plans for the public park and playground located on the ±3.45 acre Outlot F are preliminary and subject to approval by the Huntley Park District. The final park plans shall be required prior to Final Planned Unit Development approval. As proposed, the park site will be constructed by M/I Homes as part of the second phase of development. A security would be held by the Village to ensure construction of the park site.

Following approval of the Preliminary Plat of Subdivision and Preliminary Planned Unit Development, the petitioner is required to submit a development application for a Final Plat of Subdivision and Final Planned Unit Development approval from the Plan Commission and Village Board.

Annexation Agreement Amendment and Development Agreement
The subject ±82 acres of the Kudlach property was annexed by the Village in 2005 and is subject to an annexation agreement (Ordinance (O)2005-07.57) which provides for the property to be developed as a mixed use development that would accommodate commercial and business park zoning with multiple family residential being acceptable as a component of a mixed use development. The annexation agreement is set to expire on July 14, 2025. The proposed annexation agreement amendment would terminate the original agreement with respect to the subject ±82 acres and replace it with a development agreement. The development agreement will address development related matters and would be valid for a term of 20 years.

The proposed development agreement will establish the framework for developing the subject ±82 acres as a 173- lot single family residential subdivision with a minimum lot size of 8,400 square feet. The agreement would allow for the subdivision to be constructed in up to three phases and identifies on-site and off-site improvements required for the subdivision, which include the following:

- Widening of Huntley-Dundee Road, including a new eastbound left turn lane and westbound right turn lane at the entrance to the proposed development
- Resurfacing the entire paved surface of Huntley-Dundee Road from Ruth Road to Haligus Road
- Resurfacing the entire paved surface of the existing multi-use path along Ruth Road from Huntley-Dundee Road to Main Street
- Resurfacing the entire paved surface of L.J. Marak Drive from its current terminus to Main Street

Map Amendment
The petitioner proposes a Map Amendment to rezone the identified property from the existing "RE-1 (PUD)" Residential Estate – Planned Unit Development District to "R-2" Single Family Residence District. Neighboring single-family residential subdivisions sharing the same "R-2" zoning designation include Heritage of Huntley and Huntley Meadows. Although zoned "R-1 (PUD)", the single family portion of the Wing Pointe Subdivision also follows the minimum lot area, width and setback requirements for the "R-2"

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zoning district. A statement of the need and justification for the proposed Map Amendment has been provided by the petitioner.

Preliminary Plat of Subdivision

The preliminary plat proposes a 173 single family lots which have been platted to conform to the "R-2" Single Family Residence District minimum lot area and width requirements. No lot has been proposed with a lot area less than the minimum 8,400 square feet and lot width less than the minimum 70 feet. The average lot size is 10,465 square, with the largest lot having an area of 19,078 square feet. All building setback lines have been established to comply with the "R-2" yard requirements as listed in the Zoning Ordinance. All dedicated residential street right of ways are planned at a compliant 66 feet wide. The subdivision has been planned without the need for relief from the "R-2" Single Family Residence District standards.

Home Product

The proposed single family homes include twelve different floor plans, including three ranch options. Each floor plan provides six options for elevations (with exception to the Austin plan which provides five options). Partial basements will be standard on all elevations. It was noted by the petitioner that the pricing on the homes will begin in the upper $300,000's to high $400,000's with "all-in" prices from the mid $400,000's to upper $500,000's with an average home cost of approximately $500,000. The following is a summary of the single family plans:

Single Family Floorplans

Plan	Base Sq. Ft.	Max. Sq. Ft.	Stories	Standards Bedrooms	Optional Bedrooms
Maxwell	1,696	1,810	1	2	3
Austin	1,776	2,565	1	2	3
Briarwood	2,004	2,120	1	2	NA
Baldwin	2,281	2,407	2	3	4
Cahill	2,350	2,504	2	3	4
Dunbar	2,484	2,621	2	3	3
Aberdeen	2,540	2,716	2	3	NA
Eastman	2,738	2,872	2	4	NA
Essex	2,872	3,150	2	4	5
Fairbanks	2,986	3,150	2	4	5
Hudson	3,097	3,923	2	4	5
Lyndale	3,349	3,511	2	4	5

Landscaping

A 3-foot landscape "berm" is proposed on Outlot D and E that are adjacent to the Village's Municipal Complex and the Shepherd of the Prairie Church. Outlots D and E would include the installation of a 6' tall composite fence adjacent to the church and Municipal Complex (the plans indicate cedar fence, however, the petitioner has agreed to install a composite fence). The 30' wide landscape buffer features 8' tall evergreen and 3" caliper tree plantings. Outlot J, which is adjacent to Haligus Road, proposes a 3' – 6' landscape berm acting as a buffer from the roadway. Outlots B and J along Huntley-Dundee Road do not include a berm and offer a variety of shade trees, ornamental trees, and densely planted evergreens paired with deciduous planting beds. The existing wetland areas at the site's northeast corner will remain

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untouched and provide a natural mature screening at the northeast corner of the site. The three stormwater management basins are proposed to be native emergent plant bottoms using a wet meadow seed and blanket at the immediate perimeter of the basin. Low profile prairie seed and blanket will be used moving outward from these areas. The petitioner proposes to plant 415 parkway trees spaced every 40' in accordance with the Village's Landscape Ordinance.

Signage

The proposal calls for the installation of two 6-foot tall by 19-foot wide entry structures installed on either side of the main entrance off Huntley-Dundee Road. The monument signs will be positioned at a 45-degree angle and constructed of natural stone veneer with a precast base and cap. The 20 square-foot etched letter sign faces will announce the name of the "Fieldstone" subdivision as visible to both the east and westbound traffic. The landscape near the sign offers a variety of both deciduous and evergreen plantings amongst the limestone outcropping and perennial beds.

Traffic

The traffic study provided by the petitioner concluded that the estimated traffic generated by the proposed subdivision can be accommodated by the existing area roadway system and that the proposed access system provides efficient and flexible access. Proposed roadway improvements include the widening of Huntley-Dundee Road to accommodate an exclusive westbound right turn lane and an exclusive eastbound left turn lane. The improved access to the subdivision's main entrance provides uniformity along the corridor. The Village's traffic consultant reviewed the traffic study and concurred with its findings and recommendations.

Village Board Concept Review

The Village Board reviewed the conceptual site plan and home elevations on September 23, 2021. At that time, the plan consisted of 150 single family lots and 62 townhomes. The proposed lot width on several of the lots were less than 70 feet, which is the minimum width allowed for the "R-2" Single Family zoning district. Comments from the Village Board included the following:

- Some board members expressed concern regarding the square footage of the ranch Maxwell plan (1,696 sq. ft.), which is the smallest plan proposed to be offered within the subdivision. *The proposed home plans still include the Maxwell plan as an option.*
- Several board members expressed concern regarding some lots having a width less than 70 feet. *The petitioner has since revised the site plan so that no lot is less than 70 feet in width.*
- Not all board members were in favor of the townhomes. *The petitioner has since revised the site plan to eliminate the townhomes.*
- It was requested that the developer investigate the feasibility of constructing a multi-use path on the west side of Haligus Road. *The petitioner is providing a 5' sidewalk from the intersection of Huntley-Dundee Road and Haligus Road up to Outlot I where it ties back into the internal subdivision sidewalk network.*

Plan Commission Concept Review

The Plan Commission reviewed the conceptual site plan and home elevations on October 11, 2021. Comments from the Plan Commission included the following:

- Some commissioners discussed a desire to have an additional vehicular access point into the subdivision. *The petitioner's traffic study explains that because of the grade change and existing road curvature, a third access point would not be feasible along Haligus Road. The submitted traffic study has determined the two access points can sufficiently handle the anticipated traffic load.*

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- Several commissioners requested that the developer utilize native plantings, bubblers, or a water feature when planning the stormwater management. *The basins are proposed as native planted bottom basins with no open water areas to support the requested bubblers or water features.*
- It was suggested that the rear façade elevations be improved for the homes located along Haligus and Huntley-Dundee Roads. *The petitioner has since amended the rear elevations for every home along the perimeter of the subdivision to accommodate the added condition of approval.*

Plan Commission Recommendation

The Plan Commission conducted a public hearing to consider the petitioner's request on February 14, 2022, and, with no members of the public offering testimony in favor or opposition to the request, unanimously recommended approval of the petition by a vote of 7 to 0, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted preliminary plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
4. The final park design shall be submitted as part of the application for final planned unit development/ final plat of subdivision.
5. The petitioner shall provide (i) 4/4x4" wood window surrounds and corner boards and 4/4x8" frieze boards; (ii) Window grills; and (iii) Either shutters around the windows or a bay window at the first floor on the rear elevations of homes along the perimeter of the subdivision. *The petitioner has provided an updated rear elevation to address this condition.*
6. Further investigation shall be provided to the feasibility of constructing a taller berm on Outlots D and E adjacent to the Village's Municipal Complex and Shepherd of the Prairie Church.
7. Further investigation shall be provided to the feasibility of constructing a berm on Outlots B and J adjacent to Huntley-Dundee Road.
8. No building construction permits, plans, sign permits, or Certificates of Occupancy are approved as part of this submittal.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *"Strong Local Economy"* as a strategic focus and the following goal: *"Location of Choice for Residents."* Additional housing choices will be available with another subdivision under development.

FINANCIAL IMPACT

The development agreement provides a development fee schedule, which includes school, library, and fire impact fees that are applicable to the subdivision. The proposed impact fees are the same as those imposed on DR Horton for Unit 2 of the Cider Grove subdivision.

LEGAL ANALYSIS

The Village Attorney has prepared the annexation agreement amendment, development agreement, and other associated documents and all is in order for Village Board action.

Director of Development Services Charles Nordman stated that Ms. Julie Workman, and Mr. Marc McLaughlin representing the petitioner are available to answer any questions or concerns.

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Mayor Hoeft asked the petitioners if they had anything to add following the staff presentation. Ms. Workman complimented staff on the presentation and said they did not have anything additional to add.

Trustee Westberg said he is concerned with the 5' sidewalk going north across Huntley-Dundee Road on the west side of Haligus but then stopping abruptly making walkers have to cross Haligus to get to the sidewalk going north on the other side of the road. Village Manager Johnson stated that the existing crossing on the east side of Haligus is the protected crossing and crossing on the west side will not be promoted. A sidewalk cannot be constructed on the west side of Haligus north to Main because of the wetlands being a problem. The intent of the 5' sidewalk is to create a loop to return walkers into the subdivision.

Trustee Goldman questioned Chief Porter if he is concerned with the additional traffic on LJ Marak Drive with the squad cars exiting the Municipal Complex. Chief Porter said that it may be a small adjustment but it is similar to approaching an intersection. Trustee Holzkopf questioned if the park is being designed with accommodations for non-able body children. Mr. McLaughlin said the Huntley Park District is currently reviewing a plan but M/I Homes would not be against it.

Trustee Kanakaris asked if the freeze-board wrap on the windows are just for the homes along Huntley - Dundee Road or can they be put on all of the homes. Ms. Workman said it is planned for just homes along the perimeters. Mayor Hoeft asked if it could be an option for homeowners to add when choosing a home. Mr. McLaughlin said yes. Trustee Kanakaris also asked if there would be a fence along Huntley-Dundee Road. Village Manager Johnson said the only fencing will be on the north side of the development by the Municipal Complex and the Shepherd of the Prairie church. He added that homeowners will be able to construct their own fences.

Trustee Kittel said he did not have anything additional to add and wished them luck on the project. Trustee Goldman added that she wanted to compliment the petitioner on the quality of their homes. She said she had recently gone to see the homes being constructed on Willow Road and thought they were beautiful. The petitioner thanked the Village Board for their time and input and also looks forward to starting the project as soon as possible. Mayor Hoeft continued with the Public Hearing.

f) Public Hearing – Annexation Agreement Amendment Relating to ±82 Acres Commonly Known as 10902 Dundee Road

Mayor Hoeft requested a motion to open the Public Hearing.

A MOTION was made at 7:51 p.m. to Open the Public Hearing.

MOTION: Trustee Kittel
SECOND: Trustee Kanakaris
AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustee Leopold
The motion carried: 5-0-1

Mayor Hoeft said no one had signed up for public comments. He asked if anyone was present wishing to be heard from the audience for this petition item. There were none.

Mayor Hoeft asked for a motion to close the public hearing.

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A MOTION was made at 7:51 p.m. to Close the Public Hearing.

MOTION: Trustee Holzkopf
SECOND: Trustee Goldman
AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustee Leopold
The motion carried: 5-0-1

Mayor Hoeft announced that only one vote was necessary to approve all three petitions before the Village Board and asked for a motion to approve:

i. **Consideration – A Resolution Approving and Authorizing the Execution of a First Amendment to the Annexation Agreement Relating to ±82 acres commonly known as 10902 Dundee Road**
ii. **Consideration – A Resolution Approving and Authorizing the Execution of a Development Agreement for a Phased Residential Development**
iii. **Consideration – An Ordinance Approving (i) a Map Amendment to rezone the identified property from "RE-1 (PUD)" Residential Estate – Planned Unit Development District to "R-2" Single Family Residence District; (ii) a Special Use Permit for Preliminary Planned Unit Development; and (iii) the Preliminary Plat of Subdivision, including any necessary relief, for the 173 single-family home Fieldstone Subdivision**

MOTION: Trustee Westberg
SECOND: Trustee Holzkopf
AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustee Leopold
The motion carried: 5-0-1

g) Consideration – An Ordinance Authorizing the Issuance of, and Providing Financing Guidelines for Bernardi Securities, Inc., in Connection with, the Issuance of Not to Exceed $5,200,000 of General Obligation Bonds of the Village to Finance the Construction of New, and Enhancements of, Existing Water and Sewer Infrastructure Improvements

Director of Finance Cathy Haley stated that on February 24, 2022, the Village Board authorized staff to execute an agreement with Bernardi Securities, Inc. for bond underwriting services for potential debt issuances to assist in the funding of the construction of a new deep potable water well (Well #12 and treatment facility).

To give direction and guidance to the Underwriter (Bernardi Securities, Inc.) for this new bond financing process, the bond parameters ordinance establishes the conditions under which the authorized Village officials can approve bond financing for such work.

STAFF ANALYSIS

Approving the bond parameters ordinance will allow the Underwriter flexibility to sell the bonds at a time when market conditions are most favorable to the Village. The bonds shall be issued and sold only within the terms and parameters as outlined in the bond ordinance. The authority to sell the bonds pursuant to the bond ordinance expires on October 14, 2022.

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2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *"Forward Looking Community"* as a strategic focus and the following goal: *"Management of Infrastructure Assets for Today and Tomorrow."*

FINANCIAL IMPACT

The Village budgeted $7,970,000 over the next two fiscal years for the well and treatment facility. The contemplated debt issuance for the water and sewer infrastructure improvements is $5.2 million (maximum amount). The difference between the cost of the project and the proposed debt issuance will be made up by use of available federal funds ($3.7 million) provided through the American Rescue Plan Act. The parameters bond ordinance provides certain guidelines for the financing. The items for which these parameters would be relevant include, but are not limited to, the following:

Maximum par amount	$5,200,000
Maximum annual principal	$450,000
Maximum annual debt service (principal and interest)	$550,000
Maximum interest rate	5.00%
Max maturity	December 1, 2051
Officials acting as Village delegates	Village President, Village Manager and Finance Director, acting together

The maximum annual principal is listed at $450,000 in the event the Village wanted to shorten the length of the issue to 15 or 20 years. The actual estimated premium for this issue over 30 years should be closer to $200,000 or less.

Finally, this issuance assumes a 9.5 year call date on the bonds (December 1, 2031) at par. Therefore, bond holders would be purchasing the bonds knowing that they wouldn't be called (paid off) before this date. A 9 to 10-year call feature is the standard optional redemption period seen on similar bond issues. The Village's 2020 bonds had the same call date length of 9 years.

LEGAL ANALYSIS

The ordinance was prepared by the Village's bond counsel, Chapman and Cutler LLP.

Mayor Hoeft asked if there were any questions or comments. There were none.

A MOTION was made to approve an Ordinance Authorizing the Issuance of, and Providing Financing Guidelines for Bernardi Securities, Inc., in Connection with, the Issuance of Not to Exceed $5,200,000 of General Obligation Bonds of the Village to Finance the Construction of New, and Enhancements of Existing, Water and Sewer Infrastructure Improvements.

MOTION: **Trustee Goldman**
SECOND: **Trustee Kanakaris**
AYES: **Trustees: Goldman, Holzkopf, Kanakaris, Kittel, and Westberg**
NAYS: **None**
ABSENT: **Trustee Leopold**
The motion carried: 5-0-1

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h) Consideration – Authorization to Increase the Building/Code Enforcement Inspector Position from Part-time to Full-time and the Addition of a Full-time Planner

Village Manager David Johnson stated that the Development Services Department is currently authorized for nine full-time equivalent (FTE) positions across its Building and Code Enforcement, Engineering, and Planning and Zoning Divisions. Currently the Planning and Zoning Division includes a Senior Planner, and a Development Manager who will be retiring in May. A new part-time Building/Code Enforcement Inspector was authorized in the FY22 budget in the Building and Code Enforcement Division. In response to the Board's desire to enhance code enforcement activity and existing workload, the part-time inspector position is proposed to be a full-time position. The Village would continue to utilize the services of the current part-time inspector provided through an intergovernmental agreement with the Village of Algonquin who works approximately 10 hours per week. The full-time planner position is being proposed due to the increased level of development activity and interest in the Village.

STAFF ANALYSIS

The Village currently employs one full-time Building Inspector, and supplements code enforcement and building inspection services through the use of contractual services and intergovernmental partnerships. A full-time Building/Code Enforcement Inspector is necessary to increase enforcement activities to address property maintenance issues related to residential and commercial structures, landscaping, and private parking areas. This position would also assist with building inspections.

Historically, the Village's staffing levels in all departments, including Development Services, have been conservative and below comparable communities in the region. By example, the Village's authorized/budgeted number of full-time equivalent (FTE) positions for FY22 is 105.5. The total number of current FTEs employed by the Village is 100.5. The Village's Management Team remains committed to providing the highest levels of service in the most cost efficient manner; however, the Village's population and business base continues to grow, which correlates to an increase in demand for service in all departments.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies "*Organizational Excellence"* as a strategic focus and *"Highest Level of Customer Service"* as a goal. Increasing staff levels within Development Services is necessary to maintain service levels as the Village continues to grow and see increased development activity.

FINANCIAL IMPACT

Increasing the vacant Building/Code Enforcement Inspector positon to full-time, and the addition of a full-time Planner will have limited fiscal impact since the Development Manager position was budgeted for all of FY22. Based on a review of the Village's current and future financial position in the General Fund, sufficient financial resources are available to cover the increase in personnel costs.

LEGAL ANALYSIS

None required.

Mayor Hoeft asked if there were any questions or comments. There were none.

A MOTION was made to approve the increase of the Building/Code Enforcement Inspector Position from Part-Time to Full-Time and Adding the Position of Full-Time Planner.

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MOTION: Trustee Kanakaris
SECOND: Trustee Holzkopf
AYES: Trustees: Goldman, Holzkopf, Kanakaris, Kittel, and Westberg
NAYS: None
ABSENT: Trustee Leopold
The motion carried: 5-0-1

i) Consideration – A Resolution Authorizing an Employee Lease Agreement with GOVTEMPSUSA, LLC (GovTemps) for a Temporary Project Manager Assignment to Assist with Updating the Village's Comprehensive Land Use Plan

Deputy Village Manager Lisa Armour said that GovTemps is a professional temporary staffing agency specializing in professional government recruitment and temporary placements to assist local governments. The Village has previously utilized the services of GovTemps to fill the position of Chief Building Official, as well as to assist in the Development Services Department with planning activities.

STAFF ANALYSIS
One of the goals for FY22 was to begin the process of updating the Village's Comprehensive Land Use Plan, which was last updated in 2005. Based on the level of development activity and workload of existing staff, it is proposed that the Village enter into an employee lease agreement with GovTemps to assist in managing the project. The assignment is proposed to be handled by Doug Pollock, the retired Village Administrator and Director of Community Development for the Village of Burr Ridge. Staff interviewed Mr. Pollock regarding his interest and experience in long-range planning. He would serve as project manager and a planning consultant would be hired to prepare the planning document.

2022-2025 STRATEGIC PLAN ALIGNMENT
The Strategic Plan identifies *"Forward Looking Community"* as a strategic focus and the following goal: *"Long-Range Planning."* Specifically, the goal states that the "Village will review and update long-range plans, including the Comprehensive Land Use Plan…to guide future land use decisions…"

FINANCIAL IMPACT
The initial term of the contract is for a six month period beginning April 18 and running through October 21, 2022. Estimated hours per week are from 8 to 16, with payment to be made only for hours worked at a rate of $112 per hour. The timeframe can be extended if necessary. The Village is not required to provide benefits (health insurance, vacation or pension) or pay for lost work time (sick pay). Unless either party provides two weeks advance written notice, the agreement will automatically be extended on a bi-weekly basis up to April 21, 2023.

LEGAL ANALYSIS
None required.

Mayor Hoeft asked if there were any questions or comments. There were none.

A MOTION was made to approve a Resolution Authorizing an Employee Lease Agreement with GOVTEMPSUSA, LLC (GovTemps) for a Temporary Project Manager Assignment to Assist with Updating the Village's Comprehensive Land Use Plan.

MOTION: Trustee Westberg

DRAFT

SECOND: **Trustee Goldman**
AYES: **Trustees: Goldman, Holzkopf, Kanakaris, Kittel, and Westberg**
NAYS: **None**
ABSENT: **Trustee Leopold**
The motion carried: 5-0-1

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT: Mayor Hoeft announced Village offices will be closed Friday April 15th for the Spring Holiday. He added that Saturday April 23rd is Green & Clean Huntley Day and encouraged everyone to participate. Mayor Hoeft noted that the McCOG dinner will be held next Wednesday in McHenry, please let Barb Read know if you plan on attending. Mayor Hoeft thanked the staff on their hard work in preparing all the documents and agreements for the Fire Station, Catty, MI Homes and all the projects going on right now. Good job!

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

POSSIBLE ACTION ON ANY CLOSED SESSION ITEM: None

ADJOURNMENT:
There being no further items to discuss, a MOTION was made to adjourn the meeting at 8:04 p.m.
MOTION: **Trustee Kanakaris**
SECOND: **Trustee Kittel**
The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Rita McMahon
Village Clerk

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VILLAGE OF HUNTLEY
AGENDA SUMMARY

April 28, 2022
Village Board Meeting

Agenda Item: **April 28, 2022 Bill List in the amount of $486,318.42**

Department: **Finance**

Included in the agenda packet is the April 28, 2022 Bill List. The Bill List has been reviewed by Staff. All is in order for Village Board consideration at this time.

•	Bills Payable Fund Summary Report	
•	Bill List - Detail Board Report	$ 486,318.42
	Total for approval	$ 486,318.42

•	Payroll - 4/7/22	$ 480,055.16

ACTION REQUESTED
A motion by the Village Board to authorize payment of the April 28, 2022 Bill List in the amount of $486,318.42.

- $86,100.00, or (17.7%) of the Bill List is payment to Amalgamated Bank of Chicago for the Interest payment on the 2020 General Obligation Bonds.

Reviewed by: _____
Village Manager

Reviewed by: Cathy Haley
Finance Director

AGENDA ITEM
VILLAGE BOARD MEETING: 4/28/2022
Bills List Fiscal Year End 12/31/2022

The following is a breakdown by Fund for the April 28, 2022 Bills List.

FUND	DEPARTMENT	TOTALS
100	General Fund *(Non-Expense Related Items)	$12,078.26
100-10	Legislative & Executive	$18,796.07
100-20-10	Village Manager's Office	$683.49
100-20-21	Human Resources	$975.81
100-20-22	Information Technology	$4,575.98
100-30	Finance	$2,003.72
100-50	Police Department	$27,429.10
100-60-10	PW Admin/Engineering	$17,191.55
100-60-61	Streets/Underground	$60,439.72
100-60-62	Buildings & Grounds	$2,001.51
100-70	Development Services	$3,755.90
210	Drug Enforcement Fund	$5,443.75
220	Cemetery	$944.72
250	Special Service Area #5	$3,314.00
400	Capital Projects Fund	$28,110.04
410	Facilities & Grounds Maintenance	$26,580.93
420	Street Improvement/Road & Bridge	$35,210.84
440	Downtown TIF	$87,025.61
480	Equipment Replacement	$17,189.11
510	Water Operating	$29,741.94
515	Water Capital Fund	$19,025.54
520	Wastewater Operating	$61,355.84
525	Wastewater Capital Fund	$13,704.09
700	Escrow Agency Fund	$8,740.90
	4/28/22 Bills Payable	$486,318.42
	4/7/2022 Payroll Date	$480,055.16
	Total Payroll	$480,055.16
	Total Disbursements	$966,373.58

**(Compliance Bond Refunds, Impact Fees, Sales Tax Rebates, Deposit Refunds, Pre-Paid Expenses, and A/R-Bulk Fuel)*

DETAIL BOARD REPORT 4/28/2022

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
1027 - ALEXANDER EQUIPMENT CO INC	
CHIPPER KNIFE - VEH 1699	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$77.75
1027 - ALEXANDER EQUIPMENT CO INC Total	$77.75
1034 - MIDAMERICAN ENERGY SERVICES LLC	
ELECTRICITY	
Wastewater Operating Fund-Public Works-Wastewater	$19,264.88
Water Operating Fund-Public Works-Water	$20,778.93
1034 - MIDAMERICAN ENERGY SERVICES LLC Total	$40,043.81
1041 - DYNEGY ENERGY SERVICES	
ELECTRICITY	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$8,010.16
Wastewater Operating Fund-Public Works-Wastewater	$2,264.09
1041 - DYNEGY ENERGY SERVICES Total	$10,274.25
105 - AWWA	
ANNUAL DUES - DAVE KUBLANK	
Water Operating Fund-Public Works-Water	$85.00
105 - AWWA Total	$85.00
1077 - DIXON ENGINEERING INC	
BILL: VERIZON/OVERSEE VERIZON ANTENNA INSTALLATION	
Escrow / Recapture Fund	$1,350.00
1077 - DIXON ENGINEERING INC Total	$1,350.00
1088 - KERLEY, TIM	
REIMBURSE ISAWWA ANNUAL DUES	
Wastewater Operating Fund-Public Works-Wastewater	$85.00
1088 - KERLEY, TIM Total	$85.00
1089 - AMALGAMATED BANK OF CHICAGO	
VOH GEN OBL 2020 GO BONDS/INTEREST	
Downtown TIF Fund	$54,525.00
Wastewater Operating Fund-Public Works-Wastewater	$31,575.00
1089 - AMALGAMATED BANK OF CHICAGO Total	$86,100.00
1095 - AMAZON CAPITAL SERVICES INC	
2-WAY RADIO BATTERIES	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$119.96
30 AMP CIRCUIT BREAKER	
General Fund-Public Works-Buildings & Grounds	$15.00
CIGARETTE RECEPTACLES	
Facilities & Grounds Maintenance	$803.92

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
DUAL MONITOR STAND	
General Fund-Village Managers Office-Human Resources	$166.22
IMPACT SOCKET	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$14.51
MAGNETIC SWITCH	
General Fund-Public Works-Buildings & Grounds	$60.58
RIBBON FOR ID PRINTER	
General Fund-Village Managers Office-Human Resources	$87.90
TRIPLE MONITOR STAND	
General Fund-Finance	$120.98
WIRELESS KEYBOARD	
General Fund-Village Managers Office-Human Resources	$59.99
1095 - AMAZON CAPITAL SERVICES INC Total	$1,449.06
110 - ACE HARDWARE	
BATTERIES	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$10.99
BATTERIES, SPRAY NOZZLE, HOSE, SHELF	
Wastewater Operating Fund-Public Works-Wastewater	$92.94
DOWNSPOUT ADAPTOR	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$17.18
DRYWALL SCREWS	
General Fund-Public Works-Buildings & Grounds	$5.79
FASTENERS, HOSE HANGER	
Wastewater Operating Fund-Public Works-Wastewater	$32.98
FASTENERS, ROD THREAD	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$25.51
GARDEN SPRAYER	
Wastewater Operating Fund-Public Works-Wastewater	$19.99
MISC HARDWARE	
Water Operating Fund-Public Works-Water	$15.76
MOTH BALLS	
General Fund-Village Managers Office-Administration	$9.99
NUMBER DECALS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$3.59
RUST DISSOLVER	
Wastewater Operating Fund-Public Works-Wastewater	$9.99
SPRAY PAINT	
Facilities & Grounds Maintenance	$17.97
WD40, PVC BUSHING	
Water Operating Fund-Public Works-Water	$10.98
WIRE CUP BRUSH, FUEL CAN SPOUT	
Water Operating Fund-Public Works-Water	$29.98
110 - ACE HARDWARE Total	$303.64

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
112 - ADVANCED BUSINESS NETWORKS INC	
MALWAYREBYTES ENDPOINTS & SERVERS	
General Fund-Village Managers Office-Information Technology	$189.00
SPAM CNTRL/ETHERNET 10MBPS/MONITORING/EXCHANGE SVC	
General Fund-Village Managers Office-Information Technology	$2,197.95
112 - ADVANCED BUSINESS NETWORKS INC Total	$2,386.95
1123 - WATERLY LLC	
WATERLY REPORTING SYSTEM FOR WATER/WASTEWATER IEPA REQUIREMENTS	
Wastewater Capital & Equipment	$4,150.00
Water Capital & Equipment Fund	$4,150.00
1123 - WATERLY LLC Total	$8,300.00
1125 - KIMBALL MIDWEST	
WATER PRESSURE GAUGE - VEH 1970	
Wastewater Operating Fund-Public Works-Wastewater	$48.77
1125 - KIMBALL MIDWEST Total	$48.77
1150 - WEX HEALTH	
FSA MONTHLY FEES	
General Fund-Village Managers Office-Human Resources	$106.25
1150 - WEX HEALTH Total	$106.25
1171 - VIKING PRO	
EXTERIOR GLASS CLEANING - MC	
Facilities & Grounds Maintenance	$1,984.00
1171 - VIKING PRO Total	$1,984.00
119 - ALTHOFF INDUSTRIES INC	
REPLACE HEATERS (7) - PW FACILITY	
Facilities & Grounds Maintenance	$8,837.00
119 - ALTHOFF INDUSTRIES INC Total	$8,837.00
1242 - FRANCE MEDIA INC	
ECONOMIC DEV ADVERTISING/HEARTLAND REAL ESTATE BUSINESS	
General Fund-Development Services	$350.00
1242 - FRANCE MEDIA INC Total	$350.00
1255 - SPRING ALIGN OF PALATINE INC	
REAR SPRINGS - VEH 1914	
Wastewater Operating Fund-Public Works-Wastewater	$1,717.35
1255 - SPRING ALIGN OF PALATINE INC Total	$1,717.35

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
1332 - PRIMETIME AUDIO/VIDEO	
SOUND SYSTEM - TOWN SQUARE GAZEBO	
General Fund-Legislative	$10,168.09
1332 - PRIMETIME AUDIO/VIDEO Total	$10,168.09
1363 - PACE ANALYTICAL	
LAB SAMPLE TESTING	
Water Operating Fund-Public Works-Water	$709.50
1363 - PACE ANALYTICAL Total	$709.50
1365 - VALDES, JOSE	
LADIES NIGHT OUT ENTERTAINMENT	
General Fund-Legislative	$2,200.00
1365 - VALDES, JOSE Total	$2,200.00
1366 - STAN'S - LPS MIDWEST	
CANON IMAGE PROGRAF TZ-30000 MFP Z36 PLOTTER	
Equipment Replacement Fund-Public Works	$11,445.00
SERVICE AGREEMENT/OPTION "A" (PARTS, LABOR & SERVICE CALLS)	
Equipment Replacement Fund-Public Works	$900.00
1366 - STAN'S - LPS MIDWEST Total	$12,345.00
1371 - SANCHEZ, KATRINA	
REIMBURSE MAILBOX REPLACEMENT - 11031 PRESTON PARKWAY	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$25.00
1371 - SANCHEZ, KATRINA Total	$25.00
1372 - THEIS, NICK	
REIMBURSE ISAWWA ANNUAL DUES	
Wastewater Operating Fund-Public Works-Wastewater	$85.00
1372 - THEIS, NICK Total	$85.00
1373 - WACHTEL TREE SCIENCE INC	
PARKWAY TREE INVENTORY	
Capital Projects and Improvement	$26,724.00
1373 - WACHTEL TREE SCIENCE INC Total	$26,724.00
1374 - JABLONSKI, HOLLY	
MAILBOX & POST COST REIMBURSEMENT - 11456 LANSDALE	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$156.35
1374 - JABLONSKI, HOLLY Total	$156.35

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
138 - AUTO TECH GOODYEAR	
TIRE PRESSURE SENSOR - VEH 1215	
General Fund-Police	$74.95
138 - AUTO TECH GOODYEAR Total	$74.95
143 - B&F CONSTRUCTION CODE SVC INC	
PLAN REVIEW #1125324	
General Fund-Development Services	$711.55
143 - B&F CONSTRUCTION CODE SVC INC Total	$711.55
145 - BACKFLOW SOLUTIONS INC	
CROSS CONNECT CONTROL PROGRAM	
Water Operating Fund-Public Works-Water	$224.25
145 - BACKFLOW SOLUTIONS INC Total	$224.25
146 - BACKGROUNDS ONLINE	
CREDIT REPORT - MULTIPLE	
General Fund-Village Managers Office-Human Resources	$70.00
PRE-EMPLOYMENT BACKGROUND CHECK	
General Fund-Village Managers Office-Human Resources	$67.95
146 - BACKGROUNDS ONLINE Total	$137.95
158 - BLU PETROLEUM	
GENERATOR FUEL - POLICE DEPT	
General Fund-Police	$1,581.26
VEHICLE FUEL - DIESEL	
General Fund	$911.77
VEHICLE FUEL - DIESEL	
General Fund	$2,893.60
VEHICLE FUEL - REGULAR	
General Fund	$8,235.68
WINTER ADDITIVE & FUEL CHARGE	
General Fund	$25.02
WINTER ADDITIVE & FUEL SURCHARGE	
General Fund	$12.19
158 - BLU PETROLEUM Total	$13,659.52
164 - BOTTS WELDING & TRK SVC INC	
VEHICLE SAFETY INSPECTION - VEH 1891	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$28.00
VEHICLE SAFETY INSPECTION - VEH 1990	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$42.00
VEHICLE SAFETY INSPECTION - VEH 1997	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$28.00
164 - BOTTS WELDING & TRK SVC INC Total	$98.00

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
171 - C & L RENTALS SALES & SVC INC	
ELASTO GRIP	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$21.02
ELASTO ROPE ASSY, STARTER GRIP	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$259.41
SHOVELS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$55.83
SPARK PLUG, CARBURETOR, GASKET, SPACER	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$160.08
SPARK PLUGS, AIR FILTERS, BULBS, FUEL FILTER PICK UP BODY	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$74.20
171 - C & L RENTALS SALES & SVC INC Total	$570.54
172 - COPS TESTING SVC INC	
POLICE RECRUITMENT LATERAL TRANSFER POLYGRAPH TESTS	
General Fund-Legislative	$160.00
172 - COPS TESTING SVC INC Total	$160.00
173 - CB BURKE ENGINEERING LTD	
2022 MFT STREET IMPRMT PROGRAM - CONST. ENG SVCS	
Street Improvement/Road & Bridge	$1,504.74
AMAZON DIST. FACILITY	
General Fund-Public Works-Administration	$1,837.50
AMAZON XL DIST. FACILITY	
General Fund-Public Works-Administration	$875.00
BILL: BELLE TIRE	
Escrow / Recapture Fund	$525.00
BILL: HUNTLEY COMMERCIAL CENTER	
Escrow / Recapture Fund	$2,787.50
BILL: HUNTLEY VENTURE/TALAMORE POD 8 - LENNAR HOMES	
Escrow / Recapture Fund	$175.00
CATTY BLDG REDEVELPMT SITE IMPR.	
Downtown TIF Fund	$10,394.00
CHURCH ST. PARKING LOT IMPROVEMENTS	
Downtown TIF Fund	$9,097.50
CIDER GROVE PHASE 2	
General Fund-Public Works-Administration	$11,472.50
DOWNTOWN ON-STREET PARKING 1ST & WOODSTOCK ST.	
Downtown TIF Fund	$1,473.00
DOWNTOWN STREETSCAPE IMPR. (S. CHURCH & MILL ST.)	
Downtown TIF Fund	$363.00
EAKIN CREEK SANITARY INTERCEPT SEWER DESIGN	
Wastewater Capital & Equipment	$5,324.00

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
HUNTLEY DUNDEE DRAINAGE ANALYSIS	
Capital Projects and Improvement	$1,386.04
HUNTLEY LIBRARY EXPANSION	
General Fund-Public Works-Administration	$875.00
IL RT 47 WATER MAIN REPLACEMENT PROGRAM	
Water Capital & Equipment Fund	$2,551.67
MILL & DEAN ST. WATER MAIN IMPR.	
Water Capital & Equipment Fund	$4,951.10
PSA - IL ROUTE 47 ROADWAY LIGHTING FEASIBILITY STUDY	
Street Improvement/Road & Bridge	$20,175.35
SAFETY RECOMMENDATION STUDY FOR SELECT PEDESTRIAN CROSSWALKS	
Street Improvement/Road & Bridge	$13,530.75
WOODSTOCK ST. PARKING LOT IMPR DESIGN ENG	
Downtown TIF Fund	$9,017.11
173 - CB BURKE ENGINEERING LTD Total	$98,315.76
177 - CDW GOVERNMENT INC	
SCANDISC IMAGE MATE PRO - CARD READER - USB 3.0	
Equipment Replacement Fund	$83.58
VIEW SONIC VX2776 27" MONITOR	
Equipment Replacement Fund	$417.98
177 - CDW GOVERNMENT INC Total	$501.56
205 - COMCAST BUSINESS	
DIGITAL ADAPTER SVC - PD	
General Fund-Police	$11.25
INTERNET SERVICES - 4/2022	
General Fund-Development Services	$323.30
General Fund-Finance	$323.31
General Fund-Legislative	$323.30
General Fund-Police	$323.31
General Fund-Public Works-Administration	$945.05
General Fund-Village Managers Office-Administration	$323.31
Wastewater Operating Fund-Public Works-Wastewater	$945.06
Water Operating Fund-Public Works-Water	$945.06
General Fund-Village Managers Office-Information Technology	$323.30
PHONE PRI SVCS/515-5200	
General Fund-Development Services	$77.24
General Fund-Finance	$77.24
General Fund-Police	$77.24
General Fund-Village Managers Office-Administration	$77.23
205 - COMCAST BUSINESS Total	$5,095.20

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
207 - COLUMBIA PIPE & SUPPLY CO	
HARDWARE - WEST PLANT NON-POT. PIPING REPAIR	
Wastewater Operating Fund-Public Works-Wastewater	$470.82
207 - COLUMBIA PIPE & SUPPLY CO Total	$470.82
208 - COMED	
ELECTRICITY	
Cemetery Fund	$19.06
Facilities & Grounds Maintenance	$67.26
General Fund-Public Works-Streets Utilities & Fleet Svcs	$2,330.49
Wastewater Operating Fund-Public Works-Wastewater	$587.10
Water Operating Fund-Public Works-Water	$370.28
208 - COMED Total	$3,374.19
210 - COON CREEK SOD FARMS	
SULFUR	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$45.20
210 - COON CREEK SOD FARMS Total	$45.20
214 - CORE & MAIN	
CURB BOX REPAIR SECTIONS, CURB BOX LIDS & REPAIR TOPS	
Water Operating Fund-Public Works-Water	$1,005.95
HYDRANT OIL, CURB BOX, MAIN VLV REPAIR KIT	
Water Operating Fund-Public Works-Water	$1,178.03
MAIN VALVE REPAIR KIT	
Water Operating Fund-Public Works-Water	$860.74
214 - CORE & MAIN Total	$3,044.72
218 - COWLIN & CURRAN PROF CORP	
LEGAL SERVICES - 3/2022	
General Fund-Police	$5,149.96
218 - COWLIN & CURRAN PROF CORP Total	$5,149.96
246 - ENGINEERING ENTERPRISES INC	
COMPREHENSIVE UTILTY MASTER PLAN UPDATE	
Wastewater Capital & Equipment	$2,525.80
Water Capital & Equipment Fund	$2,525.80
SPRAY IRRIGATION PERMIT REVIEW	
Wastewater Operating Fund-Public Works-Wastewater	$898.00
WELL NO. 12 DESIGN	
Water Capital & Equipment Fund	$1,897.75
WELL NO. 12 WTP DESIGN	
Water Capital & Equipment Fund	$2,595.00
246 - ENGINEERING ENTERPRISES INC Total	$10,442.35

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
247 - EVERBRIDGE INC		
NIXLE 360		
General Fund-Police		$6,000.00
	247 - EVERBRIDGE INC Total	$6,000.00
252 - FSCI		
FIRE SPRINKLER PLAN REVIEW #22-183		
General Fund-Development Services		$750.00
FIRE SPRINKLER PLAN REVIEW #22-817		
General Fund-Development Services		$595.00
	252 - FSCI Total	$1,345.00
257 - FASTSIGNS		
"NO PARKING BY POLICE ORDER" SIGNS W/STAKES - QTY 50		
General Fund-Legislative		$332.63
General Fund-Police		$332.64
General Fund-Public Works-Streets Utilities & Fleet Svcs		$332.64
	257 - FASTSIGNS Total	$997.91
258 - FEDEX		
UB LOCK BOX REPORTS		
Wastewater Operating Fund-Public Works-Wastewater		$67.33
Water Operating Fund-Public Works-Water		$67.32
	258 - FEDEX Total	$134.65
259 - FILIPPINI LAW FIRM LLP		
BILL: CIDER GROVE PHASE II/D R HORTON		
Escrow / Recapture Fund		$514.50
BILL: HUNTLEY OUTLET MALL REDEV		
Escrow / Recapture Fund		$269.50
BILL: LYND DEV PARTNERS		
Escrow / Recapture Fund		$1,225.00
BILL: MI HOMES FIELDSTONE		
Escrow / Recapture Fund		$1,298.50
LEGAL SERVICES - 2/2022		
Downtown TIF Fund		$2,156.00
General Fund-Legislative		$4,753.00
General Fund-Police		$2,061.50
	259 - FILIPPINI LAW FIRM LLP Total	$12,278.00
274 - G W BERKHEIMER CO INC		
HVAC FILTERS		
General Fund-Public Works-Buildings & Grounds		$299.20
	274 - G W BERKHEIMER CO INC Total	$299.20

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
293 - HAWKS NAPA AUTO PARTS	
AIR FRESHENERS	
General Fund-Village Managers Office-Administration	$15.08
BATTERY - VEH 12-14	
General Fund-Development Services	$138.87
BATTERY - VEH 1699	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$123.10
EXHAUST PRESS SENSOR - VEH 1665	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$65.09
GREASE CAP	
Wastewater Operating Fund-Public Works-Wastewater	$3.72
HYD, OIL & FUEL FILTERS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$48.08
OIL FILTER	
General Fund-Police	$5.70
OIL FILTER - VEH 1621	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$5.70
OIL FILTER - VEH 1658	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$10.17
OIL FILTERS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$142.08
SMALL ENGINE OIL	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$98.22
SPARK PLUGS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$7.96
293 - HAWKS NAPA AUTO PARTS Total	$663.77
298 - HINCKLEY SPRINGS	
DISTILLED WATER FOR LAB TESTING	
Water Operating Fund-Public Works-Water	$71.36
298 - HINCKLEY SPRINGS Total	$71.36
303 - HUNTLEY FLORAL	
SYMPATHY FLOWERS	
General Fund-Village Managers Office-Human Resources	$81.94
303 - HUNTLEY FLORAL Total	$81.94

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
339 - JG UNIFORMS INC	
OUTER VEST COVER/CIRKS	
General Fund-Police	$232.00
OUTER VEST COVER/COSS	
General Fund-Police	$222.00
OUTER VEST COVER/FABIS	
General Fund-Police	$242.00
OUTER VEST COVER/GRIFFITH	
General Fund-Police	$242.00
OUTER VEST COVER/HARPER	
General Fund-Police	$252.00
OUTER VEST COVER/HEAGNEY	
General Fund-Police	$232.00
OUTER VEST COVER/INGALLINERA	
General Fund-Police	$232.00
OUTER VEST COVER/KALLANTZES	
General Fund-Police	$242.00
OUTER VEST COVER/KEANE	
General Fund-Police	$212.00
OUTER VEST COVER/KUMMER	
General Fund-Police	$242.00
OUTER VEST COVER/LARKIN	
General Fund-Police	$252.00
OUTER VEST COVER/MCGRATH	
General Fund-Police	$232.00
OUTER VEST COVER/MILLER	
General Fund-Police	$232.00
OUTER VEST COVER/PAVINO	
General Fund-Police	$212.00
OUTER VEST COVER/PISHOTTA	
General Fund-Police	$232.00
OUTER VEST COVER/ROWE	
General Fund-Police	$242.00
OUTER VEST COVER/ROWLETT	
General Fund-Police	$192.00
OUTER VEST COVER/SULLIVAN	
General Fund-Police	$232.00
OUTER VEST COVER/WILLARD	
General Fund-Police	$212.00
SHIPPING	
General Fund-Police	$69.49
339 - JG UNIFORMS INC Total	$4,457.49

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
348 - K-TECH SPECIALTY COATINGS	
BEET HEET CONCENTRATE (4600 GALS)	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$7,222.00
348 - K-TECH SPECIALTY COATINGS Total	$7,222.00
361 - LAKE IN THE HILLS	
SOUTHWIND WATER TREATMENT FACILITY DISCHARGE	
Water Operating Fund-Public Works-Water	$54.50
361 - LAKE IN THE HILLS Total	$54.50
365 - LANGTON GROUP	
SNOW REMOVAL SERVICE	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$6,326.59
365 - LANGTON GROUP Total	$6,326.59
367 - LERMI	
2022 MEMBERSHIP DUES/DC WILLIAMS	
General Fund-Police	$80.00
367 - LERMI Total	$80.00
375 - LEXISNEXIS RISK SOLUTIONS	
LAW ENFORCEMENT DATABASE	
General Fund-Police	$206.40
375 - LEXISNEXIS RISK SOLUTIONS Total	$206.40
386 - MERIDIAN IT INC	
@COMM SUPPORT RENEWAL 5/14/22-5/13/23	
General Fund-Village Managers Office-Information Technology	$1,813.41
386 - MERIDIAN IT INC Total	$1,813.41
392 - MDC ENVIRONMENTAL SVCS INC	
WASTEHAUL SERVICE 11879 MAIN	
General Fund-Public Works-Buildings & Grounds	$66.44
392 - MDC ENVIRONMENTAL SVCS INC Total	$66.44
402 - MEADE ELECTRIC CO INC	
REPAIR UNDERGROUND CABLE - DOLBY ST.	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$639.33
402 - MEADE ELECTRIC CO INC Total	$639.33

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
403 - MENARDS COMMERCIAL ACCOUNT	
BLACK SPRAY PAINT/DOWNTOWN PLANTERS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$28.98
DRYWALL FOR OFFICE BUILDOUT @ PW BASEMENT	
General Fund-Public Works-Buildings & Grounds	$98.04
DRYWALL MUD & PRIMER-PW BSMNT REMODEL	
General Fund-Public Works-Buildings & Grounds	$53.74
GATE KIT	
General Fund-Public Works-Buildings & Grounds	$65.96
MISC SUPPLIES REPAIR LIGHTS CLAIRIFIERES EAST PLANT	
Wastewater Operating Fund-Public Works-Wastewater	$32.22
MISC SUPPLIES/PW OFFICE BUILDING IN BASEMENT	
General Fund-Public Works-Buildings & Grounds	$356.20
PADLOCK/CIRCUIT BREAK LOCKOUT	
General Fund-Public Works-Buildings & Grounds	$65.96
RPLCMNT SWITH FOR ADMIN & OUTLETS FOR PD SALLYPORT	
Facilities & Grounds Maintenance	$49.94
TOOL BOX/FOR HYDRANT PARTS WHEN REPAIRING	
Water Operating Fund-Public Works-Water	$73.99
WHITE SPRAY PAINT FOR SIGNS	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$14.97
403 - MENARDS COMMERCIAL ACCOUNT Total	$840.00
414 - MOTOROLA SOLUTIONS STARCOM	
STARCOM NETWORK ANNUAL FEE-EOC RADIO	
General Fund-Police	$100.00
STARCOM NETWORK MONTHLY USE FEE	
General Fund-Police	$1,258.00
414 - MOTOROLA SOLUTIONS STARCOM Total	$1,358.00
416 - MUNICIPAL ELECTRONICS DIV LLC	
RADAR CALIBRATION-ALL RADARS	
General Fund-Police	$487.50
RADAR CALIBRATION-LIDAR	
General Fund-Police	$125.00
416 - MUNICIPAL ELECTRONICS DIV LLC Total	$612.50

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
423 - QUADIENT LEASING USA INC	
POSTAGE MACHINE LEASE - 3RD QTR 2022	
General Fund-Development Services	$63.75
General Fund-Finance	$63.75
General Fund-Legislative	$63.75
General Fund-Police	$63.75
General Fund-Public Works-Administration	$63.75
General Fund-Village Managers Office-Administration	$63.75
Wastewater Operating Fund-Public Works-Wastewater	$63.75
Water Operating Fund-Public Works-Water	$63.75
423 - QUADIENT LEASING USA INC Total	$510.00
424 - OFFICE DEPOT	
BINDER CLIPS	
General Fund-Village Managers Office-Human Resources	$3.24
CHAIRMAT	
General Fund-Legislative	$51.84
FILE LABELS	
General Fund-Legislative	$10.38
LAMINATE POUCHES	
General Fund-Legislative	$22.22
OFFICE SUPPLIES	
General Fund-Development Services	$4.75
General Fund-Finance	$35.67
General Fund-Police	$63.99
424 - OFFICE DEPOT Total	$192.09
425 - COMPASS MINERALS	
ROAD SALT (500 TONS) - (R)2021-11.84	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$26,363.26
425 - COMPASS MINERALS Total	$26,363.26
428 - NICOR GAS	
NATURAL GAS	
Wastewater Operating Fund-Public Works-Wastewater	$1,274.32
428 - NICOR GAS Total	$1,274.32
429 - NORTHWEST HERALD - SHAW	
BILL: BELLE TIRE	
Escrow / Recapture Fund	$137.44

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
BILL: GERBER AUTO REPAIR/STOREBUILD LLC		
Escrow / Recapture Fund		$121.36
BILL: MI HOMES FIELDSTONE		
Escrow / Recapture Fund		$337.10
LEGAL NTC - ZONING MAP AMENDMENT		
General Fund-Legislative		$55.70
	429 - NORTHWEST HERALD - SHAW Total	$651.60
455 - POSTAL PROS SOUTHWEST INC		
NEWSLETTER - MARCH 2022		
General Fund-Legislative		$560.00
UM 4/23/2022		
Wastewater Operating Fund-Public Works-Wastewater		$6.79
Water Operating Fund-Public Works-Water		$6.79
	455 - POSTAL PROS SOUTHWEST INC Total	$573.58
462 - PROFESSIONAL CEMETERY SVCS		
CEMETERY GROUNDS MAINT - 04/2022		
Cemetery Fund		$925.66
	462 - PROFESSIONAL CEMETERY SVCS Total	$925.66
467 - QUILL CORP		
OFFICE SUPPLIES		
General Fund-Development Services		$23.08
General Fund-Legislative		$52.84
General Fund-Police		$128.78
	467 - QUILL CORP Total	$204.70
476 - RALPH HELM INC		
GREASE CAP		
Water Operating Fund-Public Works-Water		$7.25
	476 - RALPH HELM INC Total	$7.25
479 - RAY OHERRON CO INC		
BOOTS/LANUTE		
General Fund-Police		$135.00
CARGO PANTS/LANUTE		
General Fund-Police		$199.77
SHIPPING		
General Fund-Police		$25.52
SIM TRAINING - HELMET & VEST		
General Fund-Police		$1,101.25
SIM TRAINING ROUNDS		
General Fund-Police		$550.28

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
SIM TRAINING THROAT COLLAR	
General Fund-Police	$177.09
479 - RAY OHERRON CO INC Total	$2,188.91
493 - RUEKERT & MIELKE INC	
2022 VUEWORKS ANNUAL SERVICES	
General Fund-Development Services	$335.00
General Fund-Police	$335.00
General Fund-Public Works-Administration	$1,000.00
General Fund-Public Works-Buildings & Grounds	$330.00
General Fund-Public Works-Streets Utilities & Fleet Svcs	$1,000.00
Wastewater Operating Fund-Public Works-Wastewater	$1,000.00
Water Operating Fund-Public Works-Water	$1,000.00
493 - RUEKERT & MIELKE INC Total	$5,000.00
501 - SAMS CLUB SYNCHRONY BANK	
CLEANING SUPPLIES	
General Fund-Public Works-Buildings & Grounds	$492.18
501 - SAMS CLUB SYNCHRONY BANK Total	$492.18
512 - SIKICH LLP	
ACCOUNTING SERVICES - 3/2022	
General Fund-Finance	$1,340.45
Wastewater Operating Fund-Public Works-Wastewater	$268.09
Water Operating Fund-Public Works-Water	$1,072.36
512 - SIKICH LLP Total	$2,680.90
513 - JOHNSON CONTROLS	
ANNUAL FIRE ALARM INSPECTION - MC	
Facilities & Grounds Maintenance	$2,215.84
513 - JOHNSON CONTROLS Total	$2,215.84
517 - SMITH ECOLOGICAL SYSTEMS INC	
SERVICE GAS CHLORINE REGULATORS	
Water Capital & Equipment Fund	$354.22
517 - SMITH ECOLOGICAL SYSTEMS INC Total	$354.22
552 - TRAFFIC CONTROL & PROTECTION	
SIGNS AND STRIPING SUPPLIES	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$791.00
552 - TRAFFIC CONTROL & PROTECTION Total	$791.00

VENDOR/DESCRIPTION/FUND/DEPARTMENT	*AMOUNT*
558 - THE UPS STORE 6063	
SHIP CL2 REGULATORS	
Water Operating Fund-Public Works-Water	$13.37
558 - THE UPS STORE 6063 Total	$13.37
560 - USA BLUE BOOK	
FACE SHIELD VISORS, LAB APRONS, GOGGLES, LAB SIGNS	
Wastewater Operating Fund-Public Works-Wastewater	$242.72
SHIPPING	
Wastewater Capital & Equipment	$24.39
TRANSDUCER FOR DRAIN LIFT STATION AT WEST PLANT	
Wastewater Capital & Equipment	$839.95
TRANSDUCER - WING POINTE LIFT STATION	
Wastewater Capital & Equipment	$839.95
560 - USA BLUE BOOK Total	$1,947.01
562 - ULTRA STROBE COMMUNICATIONS INC	
INSTALLATION NEW SQUAD 21	
Drug Enforcement Fund-Police	$3,330.20
INSTALLATION SQUAD 12	
Equipment Replacement Fund-Police	$2,113.55
INSTALLATION SQUAD 15	
Drug Enforcement Fund-Police	$2,113.55
INSTALLATION SQUAD 17	
Equipment Replacement Fund-Police	$2,113.55
INSTALLATION SQUAD 27	
Equipment Replacement Fund-Police	$115.45
562 - ULTRA STROBE COMMUNICATIONS INC Total	$9,786.30
570 - VERIZON WIRELESS	
CELL PHONE SERVICE & EQUIPMENT	
General Fund-Development Services	$383.36
General Fund-Finance	$42.32
General Fund-Legislative	$42.32
General Fund-Police	$1,342.81
General Fund-Public Works-Administration	$122.75
General Fund-Public Works-Buildings & Grounds	$92.42
General Fund-Public Works-Streets Utilities & Fleet Svcs	$314.33
General Fund-Village Managers Office-Administration	$194.13
General Fund-Village Managers Office-Human Resources	$47.32
Wastewater Operating Fund-Public Works-Wastewater	$299.93
Water Operating Fund-Public Works-Water	$311.46
General Fund-Village Managers Office-Information Technology	$52.32
570 - VERIZON WIRELESS Total	$3,245.47

VENDOR/DESCRIPTION/FUND/DEPARTMENT		AMOUNT
583 - WEST SIDE EXCHANGE		
FILTERS		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$54.26
OIL FILTERS, FILTER ELEMENTS		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$140.94
REPLACE SUCTION CONTROL VALVE - VEH 1651 (LOADER)		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$2,443.36
	583 - WEST SIDE EXCHANGE Total	$2,638.56
640 - PERSPECTIVES LTD		
EAP SERVICES 04.01.2022		
General Fund-Village Managers Office-Human Resources		$285.00
	640 - PERSPECTIVES LTD Total	$285.00
689 - O'REILLY - STORE 5851		
AIR FILTER OIL		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$12.99
	689 - O'REILLY - STORE 5851 Total	$12.99
719 - 1ST AYD		
BRAKE PARTS CLEANER, NITRILE GLOVES, SPRAY PAINT		
Water Operating Fund-Public Works-Water		$443.02
	719 - 1ST AYD Total	$443.02
724 - MUNICIPAL FLEET MANAGERS ASSOCIATION		
ANNUAL DUES		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$30.00
	724 - MUNICIPAL FLEET MANAGERS ASSOCIATION Total	$30.00
725 - JCK CONTRACTORS INC		
TOPSOIL		
General Fund-Public Works-Streets Utilities & Fleet Svcs		$215.00
	725 - JCK CONTRACTORS INC Total	$215.00
738 - C T VEACH INC		
LANDSCAPE MAINTENANCE - APRIL 2022		
Facilities & Grounds Maintenance		$7,765.00
Special Service Area #5		$1,550.00
MULCH INSTALLATION		
Facilities & Grounds Maintenance		$4,840.00
Special Service Area #5		$1,764.00
	738 - C T VEACH INC Total	$15,919.00

VENDOR/DESCRIPTION/FUND/DEPARTMENT	AMOUNT
933 - GREVE CONSTRUCTION INC	
SALT & SHOVEL SIDEWALKS & PAVERS 4/1-4/2	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$2,125.00
933 - GREVE CONSTRUCTION INC Total	$2,125.00
977 - REMKES GARAGE LLC	
WHEEL ALIGNMENT - VEH 1614	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$162.84
977 - REMKES GARAGE LLC Total	$162.84
983 - HUNTLEY FORD	
BLADE ASY	
General Fund-Police	$104.88
CAB INSULATORS - VEH 1619	
General Fund-Public Works-Streets Utilities & Fleet Svcs	$216.60
MULTI-FUNCTION SWITCH -VEH 1808	
Water Operating Fund-Public Works-Water	$57.55
SENSOR ASY- VEH 40-19	
General Fund-Police	$131.86
WIPER BLADES	
General Fund-Police	$41.92
983 - HUNTLEY FORD Total	$552.81
992 - COLLISION FORENSIC SOLUTIONS LLC	
TOTAL STATION/ACCIDENT RECONSTRUCTION/ROWLETT	
General Fund-Police	$695.00
992 - COLLISION FORENSIC SOLUTIONS LLC Total	$695.00
0 - JILL MORGAN	
0401001440-000 UM CREDIT BALANCE REFUND	
Water Operating	$247.44
0 -JILL MORGAN Total	$247.44
0 - DIANE BONANSINGA	
0501009950-001 UM CREDIT BALANCE REFUND	
Water Operating	$37.32
0 - DIANE BONANSINGA Total	$37.32
Grand Total	**$486,318.42**

VILLAGE OF HUNTLEY
AGENDA SUMMARY

April 28, 2022
Village Board Meeting

Agenda Item: **Consideration – Approval of Appointments to the Plan Commission and Zoning Board of Appeals**

1. **Appointment of Joseph Holtorf**
2. **Appointment of Dawn Ellison as Chair**
3. **Appointment of Richard Zydorowicz as Vice Chair**

Department: **Village President's Office**

INTRODUCTION

On February 13, 2020, Resolution (R)2020-02.20 was approved designating the terms for the seven member Plan Commission/Zoning Board of Appeals. Plan Commission/ZBA terms were established effective February 2020 as follows: one for one year; one for two years; one for three years; one for four years; one for five years; one for six years; and one for seven years.

STAFF ANALYSIS

Plan Commission Chair Tom Kibort's term has ended. Mayor Hoeft recommends the appointment of Mr. Joseph Holtorf to the Plan Commission and Zoning Board of Appeals to complete Mr. Kibort's term. Mr. Holtorf's term would expire in February 2026.

The Village President, with the advice and consent of the Board of Trustees, shall appoint a Chair and Vice Chair, who shall serve concurrently as Chair and Vice Chair of the Plan Commission and Zoning Board of Appeals. Mayor Hoeft is presenting Vice Chair Dawn Ellison to become Chair and Member Richard Zydorowicz to become the Vice Chair.

LEGAL ANALYSIS

The appointment of the Plan Commission/ZBA members are required pursuant to Village Code.

ACTION REQUESTED

A motion of the Village Board to approve the following appointments to the Plan Commission/Zoning Board of Appeals

1. Appointment of Joseph Holtorf
2. Appointment of Dawn Ellison as Chair
3. Appointment of Richard Zydorowicz as Vice Chair

SUPPORTING DOCUMENTS

1. Letter of Interest from Joseph Holtorf

December 29, 2021

Timothy J. Hoeft
Village President
10987 Main Street
Huntley, IL 60142

Dear Tim:

It is my understanding that on occasion there are openings and opportunities to serve on committees and in other capacities within the Village of Huntley.

Being a concerned citizen with past experience, I would like to offer my services and to serve in any capacity for the betterment of our community.

If I can be of any assistance, you can call or text me at:

Joe Holtorf

cc: David Johnson, Village Manager

VILLAGE OF HUNTLEY
AGENDA SUMMARY

April 28, 2022
Village Board Meeting

Agenda Item: **Consideration – Proposed Vehicle/Truck Weight Roadway Restrictions Ordinance**

Department: **Village Managers Office**

INTRODUCTION

The safe and efficient movement of goods and services is critical for the Village's vibrant economy. In certain cases, physical limitations may require truck restrictions. A system of truck restrictions working together with designated truck routes can maintain corridor connectivity while improving safety and efficiency of both pedestrians and motorists. This ordinance is presented for consideration in follow–up to the March 24, 2022 Village Board Meeting.

STAFF ANALYSIS

The Village has previously established truck restrictions on certain Village roads as follows:

On March 7, 2006 the Village Board adopted Ordinance (O)2006-03.29 removing the 12,000 pound traffic weight restriction on Dean Street from Route 47 to Mill Street. However, the weight restriction signs were never removed and this roadway still operates based on the 12,000 pound weight restriction.

On June 11, 2009, the Village Board adopted Ordinance (O)2009-06.20 restricting traffic on Haligus Road between Huntley-Dundee Road and Kreutzer Road from any vehicle over 12,000 pound gross vehicle weight rating (GVWR).

On February 11, 2016, the Village Board adopted Ordinance (O)2016-02.05 restricting traffic in the downtown from any vehicle over 12,000 pound GVWR.

Brier Hill Road within the Village jurisdiction is currently signed for a 12 ton (24,000 pound) weight restriction. Brier Hill Road within the Coral Township jurisdiction, just north of the Village, has a seasonal weight restriction of 8 tons (16,000 pound) per axle except February 1 to May 1 where it is 4 tons (8,000 pound) per axle.

The remaining Village owned and maintained roadway network is currently undesignated. The exhibit labeled "Existing Conditions" provides a visual summary of the existing roadway designations within the Village.

The attached exhibit of "Proposed Conditions" would modify the roadway restrictions and designations as follows:

Establish a 26,000 pound GVWR restriction on all Village roadways with the exception of those roadways shown as "Undesignated" or those roadways shown with a 12,000 pounds or less GVWR. More specifically this would generally consist of the following:

<u>Brier Hill Road:</u> Remove the weight restriction on the Village jurisdictional section and allow the existing Coral Township weight restriction to dictate the requirement for this road;

Dean Street from Route 47 to Mill Street: Re-establish the 12,000 pound traffic weight restriction;

Haligus Road from Huntley Dundee Road to north Village limit: maintain as "Undesignated."

Haligus Road from Huntley Dundee Road to Kreutzer Road: maintain as 12,000 pound GVWR restriction.

Reed Road from Vine Street east to Route 47 and east to Village limit: maintain as "Undesignated."

Downtown: Maintain as 12,000 pound GVWR restriction with the exception of Main Street from Route 47 to Bakley Street: Modify current 12,000 pound GVWR restriction to 26,000 pound GVWR restriction.

Attached is an infographic of various truck classifications. For reference, vehicles up to 26,000 pounds would include beverage delivery trucks, school buses and a properly plated combination truck and trailer. Exceptions will be made for roadways restricted for vehicles such as agricultural vehicles, street sweepers, Village permitted garbage trucks, and delivery trucks conducting business within the restricted area.

2022-2025 Strategic Plan Alignment

The Strategic Plan identifies *"Healthy, Safe, and Attractive Community"* as a strategic focus and the following goal: *"A Safe Community."* Truck restrictions will regulate over-weight trucks from traveling on local roadways thereby enhancing roadway traffic safety.

Financial Impact

The additional signage and posts designating the truck restriction areas are estimated to cost approximately $3,000 and funded through the Street Improvements and Roads & Bridges Fund 420-00-00-8001.

Legal Analysis

Chapter 15 of the Illinois Vehicle Code (625 ILCS 5/Ch. 15 heading) governs vehicle requirements for size, weight, load and permits. Sec. 15-316 regulates "when the Department or local authority may restrict right to use highways." To summarize, the Village has the authority to restrict trucks on local roads with passage of a resolution or ordinance and proper public notice in accordance with these regulations.

Action Requested

A motion of the Village Board for an Ordinance Approving the Proposed Vehicle/Truck Weight Restrictions as presented.

Supporting Documents

1. Ordinance (O)2006-03.29
2. Ordinance (O)2009-06.20
3. Ordinance (O)2016-02.05 and Exhibits
4. Infographic of Truck Classifications
5. Designated Truck Routes and Restrictions Exhibits
6. Draft Ordinance

AN ORDINANCE AMENDING DEAN STREET TRAFFIC WEIGHT RESTRICTION (ROUTE 47 TO MILL SREET)

Ordinance (O)2006-03.29

WHEREAS, in the mid-1990's the Village Board prohibited truck traffic beyond the weigh limit of six tons from using the section of Dean Street from Route 47 to Mill Street; and

WHEREAS, tractor trailer trucks from Dean Foods were the primary users that were restricted from using Dean Street to reach the plant located at the intersection of Dean and Mill Streets; and

WHEREAS, reconsideration at this point in time is due primarily to redirect truck traffic off of Main Street that results in considerable congestion and traffic backups for a more direct route to the plant facility by utilizing Dean Street; and

WHEREAS, utilizing Dean Street would divert traffic congestion from Route 47 and Mill Street through the Main Street corridor of downtown by tying up traffic from Mill Street to Main Street, and further onto Church Street; and

WHEREAS, Dean Street is constructed to effectively and efficiently handle the weight of the trucks; and

WHEREAS, no changes are requested to the 25 mph speed limit; and

WHEREAS, representatives of Dean Foods are in favor of this request.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: Truck traffic beyond the weight limit of six tons shall be allowed to use Dean Street from Route 47 to Mill Street. The signs prohibiting said weight limit shall be removed.

SECTION II: The 25 mph speed limit shall not be changed.

SECTION III: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION IV: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

AYES: 5

NAYS: 0

ABSENT: 1

PASSED this 7th day of March 2006.

APPROVED this 7th day of March 2006.

APPROVED:

Charles A Sass
Village President

VILLAGE OF HUNTLEY, IL
SEAL
ORGANIZED AUG. 27, 1872

ATTEST:

Rita M McMahon
Village Clerk

g:admin.ordinancedrafts.2005Ordinances.parking.Bakley.11.10.05

AN ORDINANCE RESTRICTING TRAFFIC ON HALIGUS ROAD TO VEHICLES LESS THAN 12,000 GROSS VEHICLE WEIGHT RATING (GVWR)

Ordinance (O)2009-06.20

WHEREAS, enactment of this ordinance would authorize installation of 12,000 pound Gross Vehicle Weight limit signs on Haligus Road between Huntley-Dundee Road and Kreutzer Road; and

WHEREAS, no vehicle, defined as a truck over 12,000 pounds Gross Vehicle Weight Rating, shall be operated or moved upon the following roads, unless permitted by the local authority with respect to highways and bridges under their respective jurisdictions; and

WHEREAS, this restriction will be enforced on Haligus Road between Huntley-Dundee Road and Kreutzer Road; and

WHEREAS, this Ordinance shall be known, cited and referred to in the Village of Huntley Traffic Schedules, Chapter 72 of Title VII of the Village of Huntley Code of Ordinances; and

WHEREAS, official signs shall be erected within the legal right-of-way limits in such a position as to face traffic approaching the intersection, as per Department of Transportation and Village ordinance requirements; and

WHEREAS, the following definitions and interpretations are as follows:

SECTION I: DEFINITIONS: Except as may otherwise be provided or clearly implied by context; all terms shall be given their commonly accepted definitions. The singular shall include the plural and the plural shall include the singular. The term shall mean mandatory and the term may mean permissive. The following terms shall have the definitions given to them:

Commercial Vehicle: Any vehicle over 12,000 pounds gross vehicle weight that is used primarily for commercial uses in the operation of a business. This also includes vehicles for hire or contracted by a business that is not owned by the business that has hired or contracted the vehicle or driver and vehicle.

Truck: Means any of the following:

a. Vehicles commonly known as trucks that have a capacity of more than 12,000 pounds according to the manufacturer's rating, or,
b. Vehicles commonly known as trucks having an overall length of more than 25 feet, or width at any point of more than 8 feet, or,
c. Dump trucks, tractors, truck-tractors, semi-trailers or any heavy machinery.

SECTION II: EXCEPTIONS: Exceptions are as follows:

1. The operation of trucks upon any officially established detour in any case where such trucks cannot be operated along Huntley-Dundee Road or Kreutzer Road

2. When the truck is specifically directed to deviate by a police officer of the Village of Huntley, or other police agency.

3. Trucks making local deliveries may deviate from the through truck route only to make a local delivery and then may only deviate via the shortest maneuverable route to the destination point and must then return to the nearest truck route via the same manner.

SECTION III: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION IV: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

AYES: 4

NAYS: 0

ABSENT: 2

PASSED this 11th day of June 2009

APPROVED this 11th day of June 2009

APPROVED:

Village President

ATTEST:

VILLAGE OF HUNTLEY, IL SEAL ORGANIZED AUG. 27, 1872

Village Clerk

AN ORDINANCE RESTRICTING TRAFFIC IN DOWNTOWN HUNTLEY TO VEHICLES LESS THAN 12,000 POUND GROSS VEHICLE WEIGHT RATING (GVWR)

Ordinance (0)2016-02.05

WHEREAS, enactment of this ordinance would authorize installation of signs stating "No Trucks Except Local Delivery" and "12,000 pound Gross Vehicle Weight Limit" in locations necessary to warn motorists of the restriction area; and

WHEREAS, no vehicle, defined as a truck over 12,000 pounds Gross Vehicle Weight Rating, shall be operated or moved upon the following roads, unless permitted by the local authority with respect to highways and bridges under their respective jurisdictions; and

WHEREAS, this restriction will be enforced on the following roads:

- Main Street between Illinois Route 47 and Bakley Street
- North Street between Illinois Route 47 and Woodstock Street
- Woodstock Street between North Street and Main Street
- Dwyer Street between Coral Street and Main Street
- Church Street between Algonquin Road and Mill Street
- Myrtle Street between Main Street and 2nd Street
- Coral Street between Dwyer Street and Church Street
- 1st Street between Woodstock Street and Church Street
- 2nd Street between Woodstock Street and Myrtle Street
- 3rd Street between Woodstock Street and Church Street
- Mill Street between Railroad ROW and Church Street; and

WHEREAS, this Ordinance shall be known, cited and referred to in the Village of Huntley Traffic Schedules, Chapter 72 of Title VII of the Village of Huntley Code of Ordinances; and

WHEREAS, official signs shall be erected within the legal right-of-way limits in such a position as to face traffic approaching the restricted area, as per Department of Transportation and Village ordinance requirements; and

WHEREAS, the following definitions and interpretations are as follows:

SECTION I: DEFINITIONS: Except as may otherwise be provided or clearly implied by context, all terms shall be given their commonly accepted definitions. The singular shall include the plural and the plural shall include the singular. The term shall mean mandatory and the term may mean permissive. The following terms shall have the definitions given to them:

Commercial Vehicle: Any vehicle over 12,000 pounds gross vehicle weight that is used primarily for commercial uses in the operation of a business. This also includes vehicles for hire or contracted by a business that is not owned by the business that has hired or contracted the vehicle or driver and vehicle.

Truck: Means any of the following:

a. Vehicles commonly known as trucks that have a capacity of more than 12,000 pounds according to the manufacturer's rating; or,
b. Vehicles commonly known as trucks having an overall length of more than 25 feet, or width at any point of more than 8 feet; or,
c. Dump trucks, tractors, truck-tractors, semi-trailers or any heavy machinery.

SECTION II: EXCEPTIONS: Exceptions are as follows:

1. The operation of trucks upon any officially established detour in any case where such trucks cannot be operated along adjacent Truck Routes.

2. When the truck is specifically directed to deviate by a police officer of the Village of Huntley, or other police agency.

3. Trucks making local deliveries may deviate from the through truck route only to make a local delivery and then may only deviate via the shortest maneuverable route to the destination point and must then return to the nearest truck route via the same manner.

SECTION III: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION IV: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Mayor Sass	✓			
Trustee Goldman	✓			
Trustee Hoeft		✓		
Trustee Kanakaris		✓		
Trustee Leopold	✓			
Trustee Piwko	✓			
Trustee Westberg		✓		

PASSED and APPROVED this 11th day of February, 2016.

VILLAGE OF HUNTLEY, IL SEAL ORGANIZED AUG. 27, 1872

APPROVED:

Village President

ATTEST:

EVER WONDER WHAT EACH CLASS OF TRUCK LOOKS LIKE?

US TOO.

WE CREATED THIS HANDY INFOGRAPHIC FOR YOU TO USE!

CLASS 1-3
NON-COMMERCIAL VEHICLES

No concern of ours

Anyone can drive a minivan or a station wagon

Famous representation:
Lightning McQueen



CLASS 4
BETWEEN 14,000-16,000 POUNDS

You can drive these yourself, but be careful

Box trucks and some delivery trucks

Famous representation:
The COSTCO food delivery truck



CLASS 5
BETWEEN 16,001-19,500 POUNDS

Lots of farming equipment

Bucket trucks, cherry pickers

Famous representation:
Your local electrical company probably probably has a fleet of bucket trucks



CLASS 6
BETWEEN 19,501-26,000 POUNDS

Beverage trucks, rack trucks, and school buses

You need a CDL for this type of vehicle

Famous representation:
The Magic School Bus



CLASS 7
BETWEEN 26,001-33,000 POUNDS

Working trucks you see on a daily basis

Street sweepers, garbage trucks, and city transit buses

Famous representation:
GDM-5303 (a.k.a. that bus from *Speed*)



CLASS 8
OVER 33,001 POUNDS

***Heavy* isn't enough of an adjective – these trucks are called *severe*-duty**

Most big rigs, along with cement trucks and dump trucks

Famous representation: Optimus Prime



CLASS 9
FOR VEHICLES THAT DEFY CLASSIFICATION

"The Great Beyond"

A big 18-wheeler can weigh up to 80,000 pounds

Might need to obtain special permits and stick to specific routes

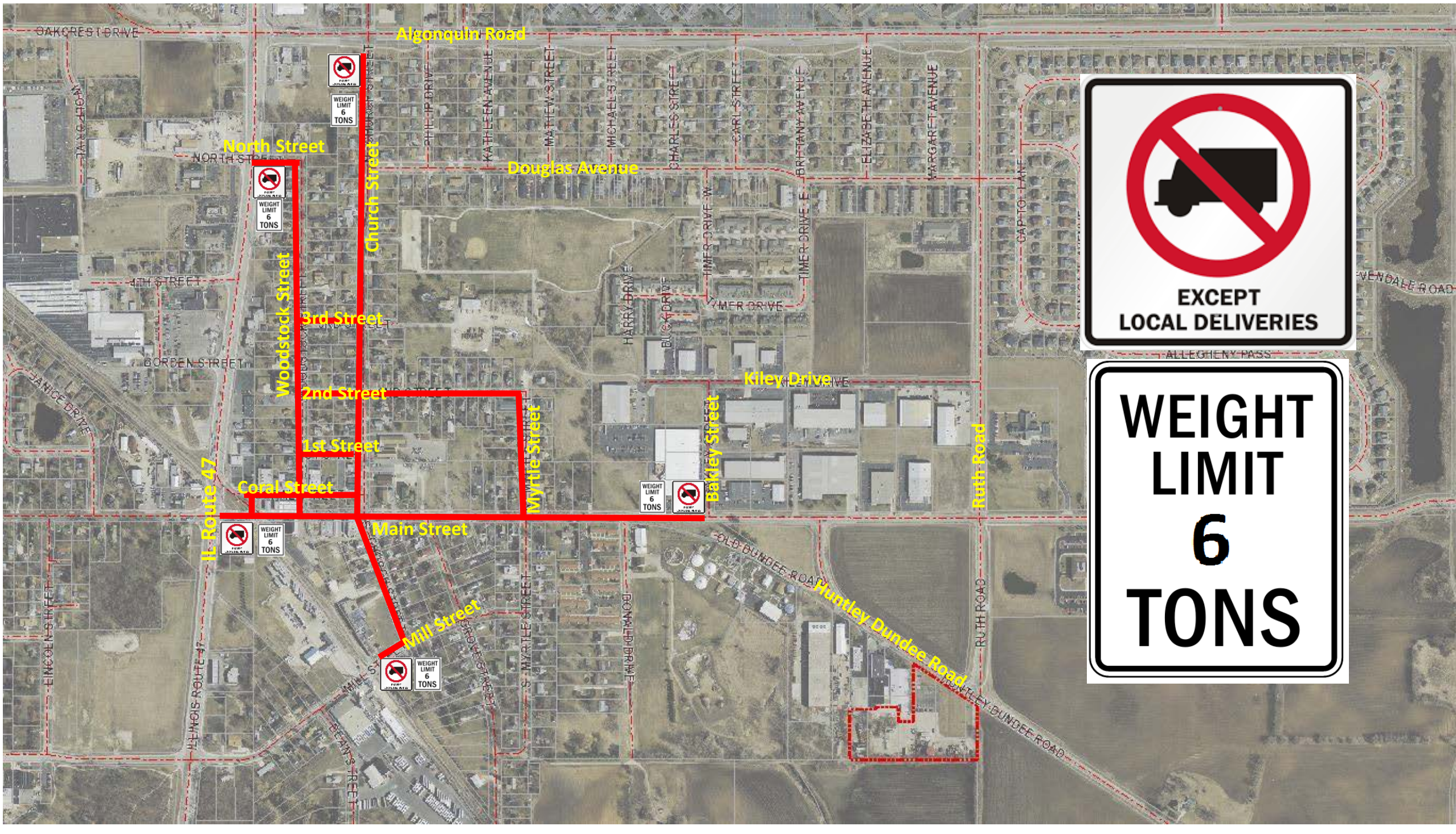
Famous representation: Unicron



IF YOUR SHOP HANDLES ANY CLASSES, CHECK OUT FULLBAY AND SEE WHAT WE CAN DO FOR YOU!

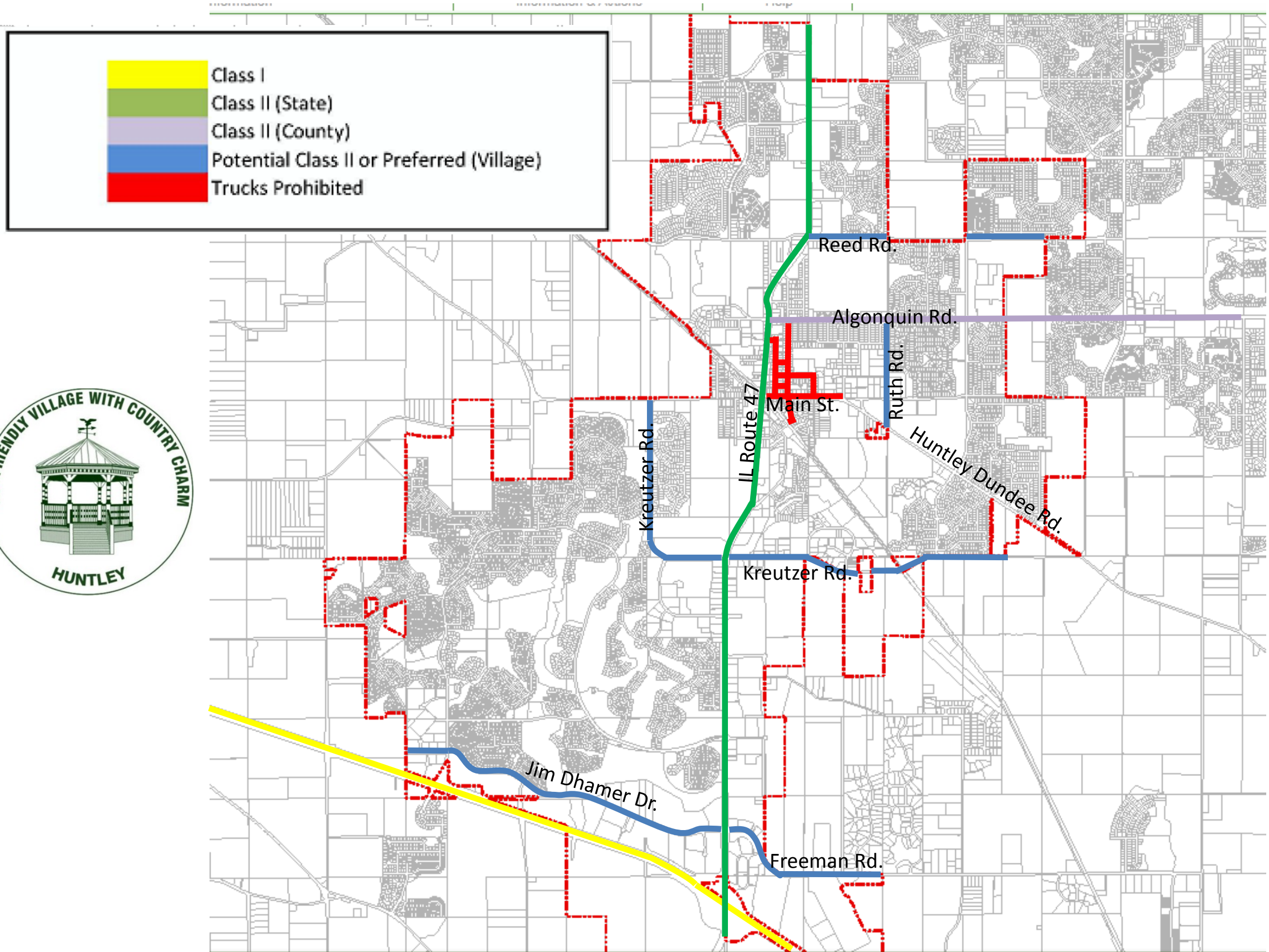
Effective February 22, 2016
Ordinance (O)2016-02.05

TRUCK RESTRICTION EXHIBIT



Effective February 22, 2016
Resolution (R)2016-02.12

TRUCK ROUTE DESIGNATION



VILLAGE OF HUNTLEY
DESIGNATED TRUCK ROUTES (DTR) & RESTRICTIONS

Designated Truck Routes (DTR)

- Tollway CLASS I
- Illinois DOT CLASS I
- McHenry Co. DOT CLASS II
- Huntley - Undesignated
- Huntley - 12,000 lbs. or less
- Huntley - 26,000 lbs. or less

Existing Truck Restriction Signs

- EXISTING (13)
- Village Boundary

S UNION ROAD
ILLINOIS ROUTE 47
SAWYER STREET
ACKMAN ROAD
ACKMAN ROAD
MILLER ROAD
ALBRECHT ROAD
RNESTI ROAD
SOMERSET LANE
SCOTT DRIVE
REED ROAD
GARLIEB DRIVE
COYNE STATION ROAD
MARENGO ROAD
N VINE STREET
CINDY JO AVENUE
ALGONQUIN ROAD
HALIGUS ROAD
N CHURCH STREET
RUTH ROAD
MAIN STREET
DONALD DRIVE
HARMONY ROAD
LOIS LANE
MILL STREET
FITZGERALD LANE
CHAS. H. SASS PKWY
HUNTLEY-DUNDEE ROAD
LELAND LANE
HEMMER ROAD
PINE WAY
BRIER HILL ROAD
River Park Dr
Kreutzer Rd
KREUTZER ROAD
Smith Dr
Princeton Dr
Daphne Dr
Arlington Dr
Clanyard Rd
Tuliptree Ln
Del Webb Blvd
Golf View Dr
Sarah Ave
Copper Ln
Scarlet Dr
Carmel Ln
Redmond Dr
Crestview Dr
Brier Hill Rd
Sun City Blvd
Ivy Dr
FYH Dr
Illinois Dr
Farm Hill Dr
Cold Springs Dr
Oak Grove Dr
Oak Creek Pkwy
Barko Pkwy
Aztec Ln
Hennig Rd
Cameron Dr
Freeman Rd
Jim Dhamer Dr
Quality Dr
Illinois Route 47
Charles Ln
Brotto Dr
Adam Dr
Powers Rd
Freeman Rd
Mary Ln
Ross St
Sandwald Rd
I-90W To IL-47N I-90
Manning Rd
Big Timber Rd

04 / 01 / 2022

EXISTING CONDITIONS

VILLAGE OF HUNTLEY
DESIGNATED TRUCK ROUTES (DTR) & RESTRICTIONS

Designated Truck Routes (DTR)

- Tollway CLASS I
- Illinois DOT CLASS I
- McHenry Co. DOT CLASS II
- Huntley - Undesignated
- Huntley - 12,000 lbs. or less
- Huntley - 26,000 lbs. or less

Existing / Req'd. Add'l. Truck Restriction Signs

- EXISTING (12)
- REQUIRED ADDITIONAL (57)
- Village Boundary

S UNION ROAD
SAWYER STREET
ILLINOIS ROUTE 47
ACKMAN ROAD
ACKMAN ROAD
MILLER ROAD
ALBRECHT ROAD
SOMERSET LANE
SCOTT DRIVE
REED ROAD
GARLIEB DRIVE
COYNE STATION R
MARENGO ROAD
N VINE STREET
CINDY JO AVENUE
ALGONQUIN ROAD
HALIGUS ROAD
N CHURCH STREET
RUTH ROAD
MAIN STREET
HARMONY ROAD
MILL STREET
DONALD DRIVE
HUNTLEY-DUNDEE ROAD
LELAND LANE
CHAS. H. SASS PKWY
FITZGERALD LANE
LOIS LANE
HEMMER ROAD
BRIER HILL ROAD
PINE WAY
River Park Dr
Kreutzer Rd
KREUTZER ROAD
Smith Dr
Daphne Dr
Clanyard Rd
Arlington Dr
Tuliptree Ln
Princeton Dr
Sarah Ave
Copper Ln
Scarlet Dr
Carmel Ln
Redmond Dr
Crestview Dr
Del Webb Blvd
Golf View Dr
Farm Hill Dr
Cold Springs Dr
Oak Grove Dr
Sun City Blvd
Ivy Dr
Illinois Dr
Oak Creek Pkwy
Barko Pkwy
Aztec Ln
Charles Ln
Brotto Dr
Adam Dr
Powers Rd
FYH Dr
Hennig Rd
Freeman Rd
Jim Dhamer Dr
Quality Dr
Cameron Dr
Hennig Rd
Ross St
Freeman Rd
Freeman Rd
Mary Ln
I-90W To IL 47N I-90
Sandwald Rd
Manning Rd
Big Timber Rd

04 / 01 / 2022

PROPOSED CONDITIONS

AN ORDINANCE AMENDING GROSS VEHICLE WEIGHT RATING RESTRICTIONS FOR TRAFFIC ON CERTAIN HUNTLEY ROADWAYS

Ordinance (0)2022-04.__

WHEREAS, the Village has previously enacted Ordinances (O)2006-03.29, (O)2009-06.20, and (O)2016-02.05 relating to vehicle weight limitations on certain streets, highways, and bridges under the jurisdiction of the Village of Huntley (collectively, the "***Existing Weight Regulations***"); and

WHEREAS, the corporate authorities of the Village hereby find and determine that it is appropriate and in the best interests of the Village and its residents to amend and replace the Existing Weight Regulations in their entirety, and to amend Title VII, Chapter 72 of the Huntley Village Code to codify such amended vehicle weight limitations and related regulations, as set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: Recitals. The foregoing recitals are incorporated by reference as if fully set forth herein.

SECTION II: Amendment to Title VII, Chapter 72 of the Village Code: Chapter 72, titled "Traffic Schedules," of Title VII, titled "Traffic Code," of the Huntley Village Code is hereby amended in part to add new Sections 72.02 and 72.99, which shall hereafter be and read as follows:

§ 72.02 WEIGHT LIMITATIONS ON CERTAIN VILLAGE ROADWAYS

(A) 12,000 Pound Weight Limitation. Except as otherwise expressly provided by Subsection (C) or (D) below, it shall be unlawful to operate any vehicle with a registered gross vehicle weight over twelve thousand (12,000) pounds upon any of the following Village of Huntley roadways:

(1) Coral Street between Dwyer Street and Church Street

(2) Church Street between Algonquin Road and Mill Street

(3) Dean Street

(4) Dwyer Street between Coral Street and Main Street

(5) Haligus Road between Huntley-Dundee Road and Kreutzer Road

(6) Mill Street between Railroad ROW and Church Street

(7) Myrtle Street between Main Street and 2nd Street

(8) North Street between Illinois Route 47 and Woodstock Street

(9) Woodstock Street between North Street and Main Street

(10) 1st Street between Woodstock Street and Church Street

(11) 2nd Street between Woodstock Street and Myrtle Street

(12) 3rd Street between Woodstock Street and Church Street

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(B) 26,000 Pound Weight Limitation. Except as otherwise expressly provided in subsections (A), (C), or (D), it shall be unlawful to operate any vehicle with a registered gross vehicle weight over twenty-six thousand (26,000) pounds upon any street, roadway, highway, or bridge under the jurisdiction of the Village of Huntley.

(C) Exceptions – Undesignated Roadways. The following Village roadways or roadway segments are undesignated routes, which are not subject to the vehicle weight restrictions set forth in this Section 72.02:

(1) Allison Court

(2) Automall Drive

(3) Bakley Street

(4) Brier Hill Road

(5) Charles H. Sass Parkway

(6) Countryview Boulevard – between Sun City Boulevard and Industrial Court

(7) Executive Court

(8) Freeman Road

(9) FYH Drive

(10) George Bush Court

(11) Giordano Court

(12) Haligus Road – between Village of Lake in the Hills border and Huntley - Dundee Road

(13) Harmony Road

(14) Hennig Road

(15) Huntley Crossings Drive

(16) Huntley - Dundee Road

(17) Industrial Court

(18) Jim Dhamer Drive

(19) Joan Avenue - west of Illinois Route 47

(20) Kiley Drive

(21) Kreutzer Road

(22) Main Street – west of Illinois Route 47

(23) Main Street – between Bakley Street and Ruth Road

(24) Mill Street – between Illinois Route 47 and Church Street

(25) Noah Avenue

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(26) Oak Creek Parkway

(27) Powers Road

(28) Primepointe Court

(29) Quality Drive

(30) Raymond Court

(31) Reed Road – east of Illinois Route 47

(32) Reed Road – between Illinois Route 47 and Vine Street

(33) Regency Parkway – east of Illinois Route 47

(34) Ruth Road

(35) Samantha Lane

(36) Sandwald Road

(37) Sarah Avenue

(38) Smith Court

(39) Smith Drive

(40) South Union Road

(41) Vine Street

(D) Exceptions – Vehicles. The following vehicles are exempt from the vehicle weight restrictions set forth in this Section:

(1) Vehicles operated upon any officially established detour route or pursuant to specific direction by a police officer of the Village of Huntley or other law enforcement agency, provided that the vehicle would comply with any weight limitations applicable to the roadway from which the detour or deviation was required.

(2) Vehicles making local deliveries, provided that the vehicle operator uses the shortest maneuverable route on weight-restricted roadways before and after making the local delivery.

(3) Emergency vehicles.

(4) Government owned vehicles.

(5) Public utility company vehicles while conducting maintenance or repairs.

(6) School buses.

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(7) Garbage trucks operating in accordance with all applicable ordinance and permit requirements.

(8) Personal vehicles of a person who resides on a weight-restricted roadway when traveling to or from their residence, provided that the vehicle operator uses the shortest maneuverable route on weight-restricted roadways.

(9) Implements of husbandry, as defined in the Illinois Vehicle Code, or other farm vehicles used in the course of farming land.

(10) Vehicles that have been issued an overweight vehicle permit by the Village's Police Chief or designee, provided that the vehicle is operated in strict conformity with the terms of such permit.

(E) Signposting. The vehicle weight restrictions set forth in this Section shall be designated by appropriate signage giving reasonable notice to motorists of the applicable restrictions.

§ 72.99 PENALTIES

(A) Operation or movement of any vehicle upon any street, roadway, highway, or bridge under the jurisdiction of the Village of Huntley in violation of this Chapter, or operation or movement of any vehicle in violation of the terms or conditions of any permit issued by the Village of Huntley pursuant to this Chapter, shall be punishable by a fine of not less than $50 nor more than $200 for a first offense, not less than $200 nor more than $300 for a second offense, and not less than $300 nor more than $1,000 for a third or subsequent offense within any twelve-month period.

(B) If a fine under this Chapter is not paid or contested within 10 days of the ticket being issued, then the minimum penalty is double the amount of the original fine.

Section III: Signage. The Village's Director of Public Works, or his designated representative, is hereby authorized and directed to provide for the installation of appropriate signage on the Village roadways subject to the vehicle weight under this Ordinance. Signs should be placed in such locations as the Director of Public Works may reasonably determine to be necessary and appropriate to advise motorists of the applicable vehicle weight restrictions. The signs shall include language stating: "No Trucks Except Local Delivery"; "12,000 pound Gross Vehicle Weight Limit"; and/or "26,000 pound Gross Vehicle Weight Limit," as applicable. The signs shall be placed within Village right-of-way limits in such a position as to face and be reasonably visible to traffic approaching the restricted area and shall be designed and located consistent with applicable Illinois Department of Transportation and Village ordinance requirements.

SECTION IV: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION V: Ordinances (O)2006-03.29, (O)2009-06.20, and (O)2016-02.05 and all other ordinances and parts of ordinances in conflict herewith are hereby repealed.

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	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 28th day of April, 2022.

APPROVED:

_____

Timothy J. Hoeft, Village President

ATTEST:

_____

Rita McMahon, Village Clerk

DRAFT

Agenda Item: **Consideration – A Resolution Waiving the Bid and Approval of the 2022 Edge Mill and Overlay Program to Geske and Sons, Inc. in the Amount of $653,987.80**

Department: **Public Works and Engineering – Administration and Engineering Division**

Introduction

The Edge Mill and Overlay Program has allowed the Village to expand the scope of road improvement areas within the Village in addition to those scheduled for repair through the MFT Program. In 2021, the Village targeted NH 11 in Sun City and the Municipal Center Parking Lot, where the roadways were edge milled 1.5" at the curb line to address areas of rutting and 0" at the centerline, which creates additional crown for improved drainage and greater structural integrity. In 2022, the Village is targeting Sun City NH's 10, 13, 19, 23, and 38.

Staff Analysis

The Edge Mill and Overlay program is an example of a progressive approach by the Village that demonstrates the commitment to finding alternative and effective pavement management solutions all the while stretching dollars and expanding the Street Improvement Program throughout the Village.

The Edge Mill and Overlay Program has traditionally been bid through the Municipal Partnering Initiative (MPI) Pavement Patching Program. The MPI is a municipality-based buying initiative in which agencies join forces to procure a wide range of public services in an effort to tap economies of scale. The three year contract ended in 2021 and was scheduled for rebid April 26, 2022. The Village Edge Mill and Overlay Program has expanded from $64,440 in 2018 to over $650,000 in 2022 and has grown to a full Street Improvement Program and not a pavement patching program. Given the year over year growth of the program and the larger project scope proposed for 2022, this may influence bids for smaller pavement patching programs in other MPI communities. The Village has been asked to not participate in the MPI Pavement Patching bid for 2022, leaving the Village to identify other alternatives.

The liquid ton cost of oil used to produce asphalt is continuing to fluctuate higher. Geske and Sons, Inc. has agreed to hold Hot Mix Asphalt (HMA) unit pricing from the MFT Program Bid that was awarded in March. The unit pricing and project cost of $653,987.80 has been reviewed by the Public Works & Engineering Department staff.

2022-2025 Strategic Plan Alignment

The Strategic Plan identifies *"Forward Looking Community"* as a strategic focus and the following goal: *"Management of Infrastructure Assets for Today and Tomorrow."* Waiving the bid and taking advantage of the awarded Hot Mix Asphalt (HMA) unit pricing allows the Village to avoid unpredictable price increases and to also take advantage of a timely completion of the Edge Mill and Overlay Program in Sun City.

Financial Impact

The FY22 Budget includes $620,000.00 in the Streets Improvement and Roads & Bridges Fund, line item 420-00-00-8001 for the Edge Mill and Overlay Program. A budget amendment may be required and would be presented to the Village Board at a later date for the additional costs, if necessary.

Legal Analysis

In accordance with State Statute, a bid waiver shall be approved by a vote of two-thirds of all the trustees then holding office, thus requiring an affirmative vote of 4 trustees, with the mayor not voting.

Action Requested

A motion of the Village Board for a Resolution Waiving the Bid and Approval of the 2022 Edge Mill & Overlay Program to Geske and Sons, Inc. in the Amount of $653,987.80.

Supporting Documents

1. Geske and Sons, Inc. Proposal
2. Edge Mill and Overlay Program History Exhibit
3. 2022 Edge Mill and Overlay Program Surface Removal Schedule Exhibit
4. 2021 Edge Mill and Overlay Program Pictures
5. 2021 Municipal Center Parking Lot Pictures
6. Draft Resolution

Geske and Sons, Inc
Asphalt Paving
400 E. Terra Cotta Ave
Crystal Lake, IL 60014
Ph (815) 459-2407
Fax (815) 459-2465
www.geskeandsonsinc.com

To:	Village Of Huntley	**Contact:**	Jason Irvin
Address:	Huntley	**Phone:**	
		Fax:	
Project Name:	Sun City NHs 10,13,19 And 23	**Bid Number:**	2022-3252
Project Location:	Sun City, Huntley, IL	**Bid Date:**	4/18/2022

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	HMA Surface Removal, Var Depth (0" - 1.5")	31,261.00	SY	$2.09	$65,335.49
2	HMA Surface Removal, 2"	11,635.00	SY	$2.20	$25,597.00
3	HMA Surface Removal, 0.25"	11,954.00	SY	$1.69	$20,202.26
4	HMA Surface Course, 1.5"	5,215.00	TON	$78.35	$408,595.25
5	HMA Surface Course, 2"	1,368.00	TON	$78.35	$107,182.80
6	Structures To Be Adjusted With 1.5" Cast Iron Ring	15.00	EACH	$495.00	$7,425.00
7	Traffic Control	1.00	LS	$19,650.00	$19,650.00

Total Bid Price: $653,987.80

Notes:

- Quote includes only those items specifically listed.
- The above prices do not include Saturday or Sunday overtime work.
- Copy of signed contract must be returned to our office before work can be scheduled.
- Quote does not include undercutting and replacement of unsuitable soils .
- Quote does not include any aggregate base repair. If base repair is needed it would be an extra to the contract billed per signed change order.
- Includes only those items specifically listed.
- No asphalt patching is included.
- Unit prices and in fild measurements prevail for billing.

ACCEPTED:
The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:
Geske And Sons, Inc

Authorized Signature: _____

Estimator: Mike Geske
(815) 378-9539 mike@geskeasphalt.com

VILLAGE OF HUNTLEY
EDGE MILL and OVERLAY PROGRAM HISTORY (SUN CITY)

YearMFT

- 2018 - NH 16
- 2019 - NH 15
- 2020 - NH 12
- 2021 - NH 11
- 2022 - NHs 10, 13, 19, 23 & 38
- Village Boundary

COYNE STATION ROAD
MAIN STREET
HARMONY ROAD
HEMMER ROAD
NELSON DRIVE
SUMMERVIEW DRIVE
WILDROSE DRIVE
COVENTRY LANE
BULL RIDGE DRIVE
STONEWATER CROSSING
CHAS. H. SASS PKWY
DELANEY ROAD
ESSEX LANE
STONEBRIDGE LANE
WEMBLEY DRIVE
MESSINER DRIVE
NEALY ROAD
NOTTINGHAM DRIVE
SEDGEWICK DRIVE
MORGAN WAY
LEHIGH STREET
WILSHIRE WAY
COUNTRYVIEW BOULEVARD
DEL WEBB BOULEVARD
MILBROOK DRIVE
W. ROCKSPRINGS LANE
HONEYSUCKLE DRIVE
WILDWOOD LANE
LILAC LANE
WINTERBERRY LANE
JASMINE LANE
RIVER PARK DRIVE
Fallow Dr
Lilac Ln
Juneberry Ln
Dakota Fields Dr
Wildflower Ln
Del Webb Blvd
Hickory Ct
Cold Springs Dr
Plum Grove Rd
TULIPTREE LANE
Tuliptree Ln
Laurel Ln
Black Oak Trl

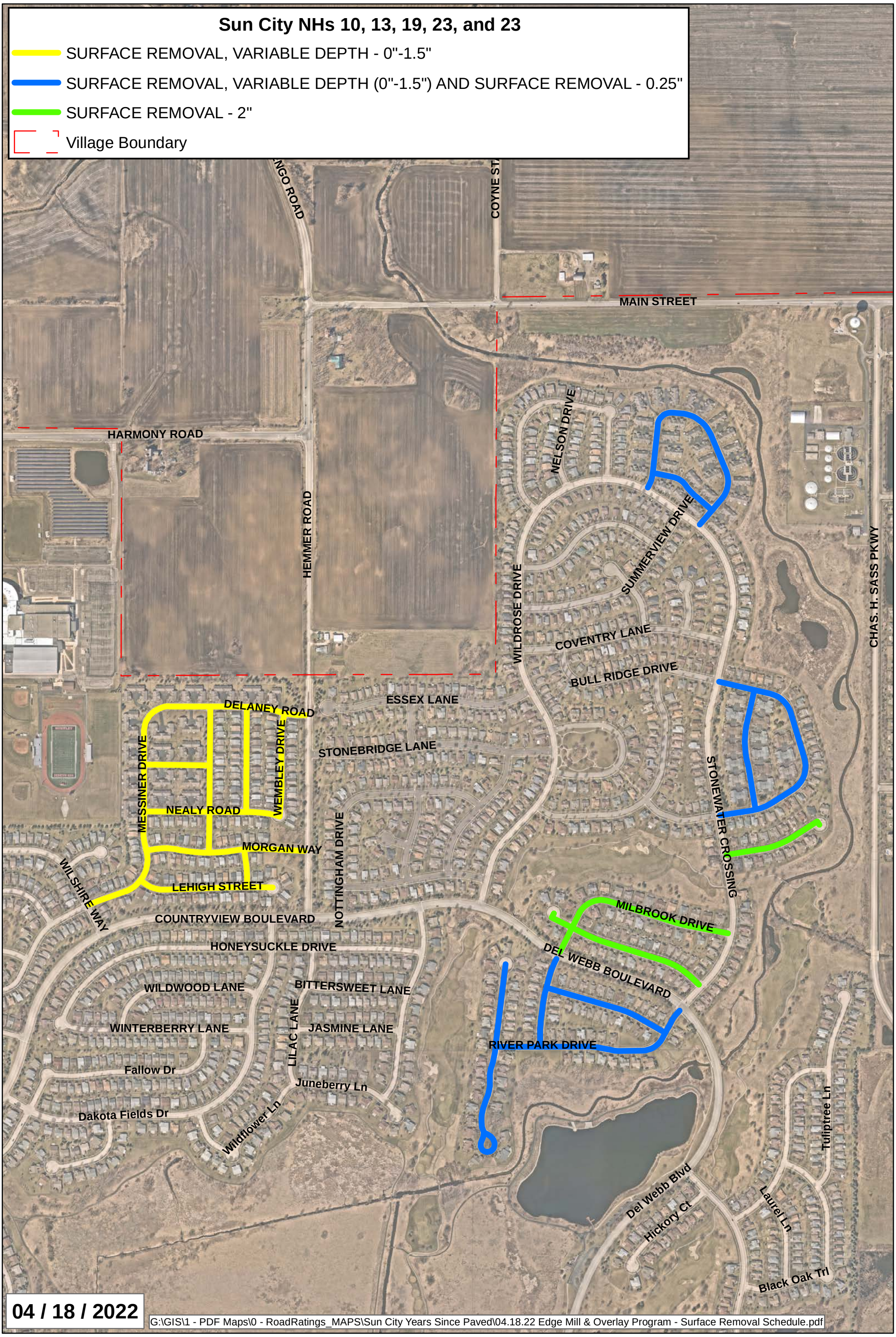
04/21/2022

G:\GIS\1 - PDF Maps\0 - RoadRatings_MAPS\Sun City History\04.21.22 EdgeMillandOverlayProgramSCHistory.pdf

VILLAGE OF HUNTLEY
2022 EDGE MILL and OVERLAY PROGRAM - SURFACE REMOVAL SCHEDULE

Sun City NHs 10, 13, 19, 23, and 23

- SURFACE REMOVAL, VARIABLE DEPTH - 0"-1.5"
- SURFACE REMOVAL, VARIABLE DEPTH (0"-1.5") AND SURFACE REMOVAL - 0.25"
- SURFACE REMOVAL - 2"
- Village Boundary



04 / 18 / 2022

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JOHNSON
PAVING
ELK GROVE, IL
439-2025
WIRTGEN
W 220i


FRESH
OIL
ROAD
CONSTRUCTION
AHEAD


CAT








STOP
ONLY
ONLY


VILLAGE HALL
VILLAGE #ALL
POLICE DEPT
10987 10911
VILLAGE OF HUNTLEY
MUNICIPAL COMPLEX
ONLY
ONLY


COACH TOMASO
VILLAGE #ALL
POLICE DEPT
10987 10911
VILLAGE OF HUNTLEY
MUNICIPAL COMPLEX
ONLY
ONLY

A RESOLUTION WAIVING THE BID AND APPROVAL OF THE 2022 EDGE MILL AND OVERLAY PROGRAM TO GESKE AND SONS, INC. IN THE AMOUNT OF $653,987.80

Resolution (R)2022-04.xx

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the FY22 Annual Budget includes funding for the Edge Mill and Overlay Program; and

WHEREAS, a proposal was received from Geske and Sons, Inc. for the 2022 Edge Mill and Overlay Program in the amount of $653,987.80; and

WHEREAS, the Village of Huntley has determined that it is in the best interest to waive the bid and accept the proposal from Geske and Sons, Inc. for the Village of Huntley 2022 Edge Mill & Overlay Program.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The Village of Huntley hereby waives the bid and accepts the proposal from Geske and Sons, Inc. for the 2022 Edge Mill and Overlay Program.

SECTION II: The Village President and Village Clerk are authorized to execute said Proposal with Geske and Sons, Inc. in an amount of $653,987.80.

SECTION III: This resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION IV: All resolutions and parts of resolutions in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 28th day of April, 2022.

APPROVED:

_____
Timothy J. Hoeft, Village President

ATTEST:

_____
Rita McMahon, Village Clerk

DRAFT

VILLAGE OF HUNTLEY
AGENDA SUMMARY

April 28, 2022
Village Board Meeting

Agenda Item: **Consideration - A Resolution Approving a Professional Services Agreement with Christopher B. Burke Engineering, LTD in an Amount Not to Exceed $98,500 for Eakin Creek Sanitary Interceptor Sewer Construction Engineering**

Department: **Public Works and Engineering – Administration and Engineering Division**

Introduction

A proposal was received from Christopher B. Burke Engineering, LTD, (CBBEL) for Construction Engineering Services for the Eakin Creek Sanitary Interceptor Sewer. This is in follow up to an engineering memorandum from February, 2021, which outlined the existing and future sanitary sewer conveyance needs of the development corridor along Freeman Road and the eastern segment of Jim Dhamer Drive.

Staff Analysis

The results of the review confirmed existing Freeman Road Lift Station capacity limitations and that the most economical solution to increase the capacity of the wastewater conveyance is to replace the Lift Station with a new gravity flow interceptor sewer. This gravity interceptor sewer would convey wastewater to an existing 18-inch trunk line sewer which continues to the Village's existing Del Webb Blvd Lift Station. The connection to the existing 18-inch trunk sewer would be made at an existing sanitary manhole located on the west side of Del Webb Sun City Neighborhood 32B.

Furthermore, the memorandum proposed that an alignment which roughly parallels Eakin Creek would be the most cost-effective routing. A 16-inch diameter interceptor sewer is proposed with the use of PVC water main quality pipe. The limits of the improvements are through private property for which a utility development and easement agreement has been recorded. Permitting with the U.S. Army Corps of Engineers has been secured and impacts will be addressed during construction in accordance with permit requirements. IEPA and IDOT permits are in process.

2022-2025 Strategic Plan Alignment

The Strategic Plan identifies *"Forward Looking Community"* as a strategic focus and the following goal: *"Management of Infrastructure Assets for Today and Tomorrow."* The new interceptor sewer will provide sanitary sewer capacity in the Freeman Road and eastern Jim Dhamer Drive corridor and allow the current Freeman Road lift station and forcemain to be abandoned which will significantly reduce resource inefficiencies associated with the existing aging asset.

Financial Impact

The FY22 Budget includes funding in the Wastewater Capital Improvement and Equipment Fund, 525-00-00-8005 for the Eakin Creek Sanitary Interceptor Sewer. Funds for construction of the project have been provided by developers in the following amounts: $250,000 from Horizon Development Limited Partnership; $500,000 from Venture One as part of the annexation of the Stade property specifically for sanitary sewer conveyance improvements; and an additional $706,852 from Venture One in capital development fees that are available to fund the remainder of this work.

Legal Analysis

None required.

Action Requested

A motion of the Village Board for a Resolution Approving a Professional Services Agreement with Christopher B. Burke Engineering, LTD in an Amount Not to Exceed $98,500 for Eakin Creek Sanitary Interceptor Sewer Construction Engineering.

Supporting Documents

1. CBBEL Proposal
2. Draft Resolution

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

April 18, 2022

Village of Huntley
10987 Main Street
Huntley, IL 60142

Attention: Mr. Tim Farrell

Subject: Proposal for Professional Construction Observation Services for the Eakin Creek Sanitary Intercept Sewer

Dear Mr. Farrell:

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to submit this proposal for professional engineering services for the subject project. This proposal includes our Understanding of the Assignment, Scope of Services, and Estimate of Fee.

UNDERSTANDING OF THE ASSIGNMENT

CBBEL understands that the Village of Huntley (Village) has designed and permitted the installation of a 16-inch diameter interceptor sewer with the use of water main quality pipe to accommodate the sewer depths through private property between the northwest corner of IL Rt. 47 and Jim Dhamer Drive and the southwestern edge of Sun City neighborhood 32B. The new sewer will eliminate the need for the existing Village sanitary sewer lift station located at the northwest corner of IL Rt. 47 and Jim Dhamer Drive and its associated 6" force main. The new gravity intercept sewer will be located within and constructed through previously obtained municipal utility and temporary construction easements with the existing property owner. Due to wetland and floodplain design limitations, the proposed improvements will be constructed at existing grade and restored to existing conditions per the project's US Army Corps of Engineers permitted conditions.

The improvements are understood to include the construction of the 16-inch diameter gravity sewer, abandonment of the existing Village lift station and 6" force main and restoration.

SCOPE OF SERVICES

Task 1 – Preconstruction Services:

- CBBEL will coordinate and attend a pre-construction conference with the Contractor, Village, and other parties to discuss goals, objectives, and issues of the project. CBBEL shall prepare a project contact list, including 24-hour emergency numbers, for distribution.
- Obtain from the Contractor a list of proposed suppliers and subcontractors. Make recommendations to the Village regarding the suitability of the subcontractors for the proposed work. If we have not previously worked with a proposed subcontractor, CBBEL will make every effort to check references.

- Review the construction schedule submitted by the Contractor for compliance with the contract. CBBEL will review the schedule in relation to any milestone dates in the specifications. CBBEL will review the constructability of the Contractor's plan to ensure work is being completed in a logical sequence.
- Review the Contractor's submitted schedule for compliance with the specifications and request revisions to the schedule by the Contractor as necessary.
- CBBEL shall document all existing conditions with videotapes to ensure that all disrupted areas have been restored per the plan or existing conditions.
- CBBEL will review submittals from the Contractor for conformance with the plans and specifications.

Task 2 – Construction Observation: CBBEL will provide up to one full-time Resident Engineer for the duration of the Eakin Creek Sanitary Intercept Sewer scope of work detailed above. Construction observation will include the following tasks:

- Observe the progress and quality of the executed work and to determine if the work is proceeding in accordance with the Contract Documents. The Engineer will keep the Village informed of the progress of the work, guard the Village against defects and deficiencies in the work, advise the Village of all observed deficiencies of the work, and will disapprove or reject all work failing to conform to the Contract Documents.
- Serve as the Village's liaison with the Contractor working principally through the Contractor's field superintendent.
- Be present when made aware by the Contractor that the Contractor is performing work on the project.
- Assist Contractors in dealing with any outside agencies.
- Attend all construction conferences. Arrange a schedule of progress meetings and other job conferences as required. Maintain and circulate copies of records of the meetings.
- Review the Contractor's schedule on a weekly basis. Compare actual progress to Contractor's approved schedule. If the project falls behind schedule, work with the Contractor to determine the appropriate course of action to get back on schedule.
- Maintain orderly files for correspondence, reports of job conferences, shop drawings and other submissions, reproductions or original contract documents including all addenda, change order and additional drawings issued subsequent to the award of the contract.
- Record the names, addresses and phone numbers of all Contractors, subcontractors and major material suppliers in the diary.
- Keep an inspector's daily report book as outlined in the IDOT Project Procedures Guide, which shall contain a daily report and quantity of hours on the job site, weather conditions, list of visiting officials, daily activities, job decisions and observations as well as general and specific observations and job progress.
- Prepare payment requisitions and change orders for the Village's approval, review applications for payment with the Contractor for compliance with established procedures for their submission and forward documents with recommendations to the Village.
- Prior to final inspection, submit to the Contractor a list of observed items requiring correction and verify that each correction has been made.
- Coordinate and conduct the final inspection with the Village, prepare a final punchlist.
- Verify that all the items on the final punchlist have been corrected and make recommendations to the Village concerning acceptance.
- Determine if the project has been completed in accordance with the Contract Documents and that the Contractor has fulfilled all of his obligations.
- Except upon written instructions of the Village, the Resident Engineer shall not authorize any deviation from the Contract Documents.
- Act as "Resident Engineer" with respect to Illinois Department of Transportation (IDOT).

Task 4 – Post Construction Services: CBBEL will perform the following tasks once construction is complete:

- Once Contractor has fulfilled all obligations, prepare a final pay request for the Village's approval.
- Prepare final paperwork documentation required by IDOT in accordance with the Bureau of Local Roads Manual.

ESTIMATE OF FEE

Task	Task Description	Estimated Fee
1	Preconstruction Services	$3,500
2	Construction Observation	$89,500
3	Post Construction Services	$5,500
	Total	**$98,500**

CBBEL estimates $98,500 for the tasks described above. The estimated fee will be billed to the Village on a time and materials basis, not to exceed the aforementioned total. All work performed under this proposal will be in accordance with our Master Agreement for Village Engineering Services.

CBBEL shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work since these are solely the Contractor's responsibility under the contract for construction.

If this proposal meets with your approval, please sign and return one copy of this proposal as an indication of acceptance and notice to proceed. Please feel free to contact us anytime.

Sincerely,

Michael E. Kerr, PE
President

THIS PROPOSAL ACCEPTED FOR THE VILLAGE OF HUNTLEY:

BY: _____

TITLE: _____

DATE: _____

RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH CHRISTOPER B. BURKE ENGINEERING, LTD (CBBEL) FOR EAKIN CREEK INTERCEPTOR SEWER CONSTRUCTION ENGINEERING

Resolution (R)2022-04.__

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the Village has received a proposal for Construction Engineering Services for Eakin Creek Interceptor Sewer; and

WHEREAS, the approved FY22 Budget includes funding for the Construction Engineering Services for Eakin Creek Interceptor Sewer; and

WHEREAS, the Village of Huntley has reviewed the proposal submitted and determined that it is in the best interest to approve a Professional Services Agreement with Christopher B. Burke Engineering, LTD in the amount of $98,500 for Construction Engineering Services for Eakin Creek Interceptor Sewer.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The Village of Huntley approves a Professional Services Agreement with Christopher B. Burke Engineering, LTD in the amount of $98,500 for Construction Engineering Services for Eakin Creek Interceptor Sewer.

SECTION II: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All Resolutions and parts of resolutions in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 28th day of April 2022.

APPROVED:

_____
Timothy J. Hoeft, Village President

ATTEST :

_____
Rita McMahon, Village Clerk

DRAFT

VILLAGE OF HUNTLEY
AGENDA SUMMARY

April 28, 2022
Village Board Meeting

Agenda Item: **Consideration – A Resolution Approving a Bid Award to Martam Construction, Inc. for the Eakin Creek Sanitary Interceptor Sewer in the amount of $1,089,583.05**

Department: **Public Works and Engineering – Administration and Engineering Division**

Introduction

Christopher Burke Engineering, Ltd. (CBBEL) completed an engineering memorandum dated February 16, 2021 which outlined the existing and future sanitary sewer conveyance needs of the commercial/retail area along Freeman Road and the eastern segment of Jim Dhamer Drive. The results of the review confirmed existing Freeman Road Lift Station capacity limitations and that the most economical solution to increase the capacity of the wastewater conveyance is to replace the Lift Station with a new gravity flow interceptor sewer. This gravity interceptor sewer would convey wastewater to an existing 18-inch trunk line sewer which continues to the Village's existing Del Webb Blvd Lift Station. The connection to the existing 18-inch trunk sewer would be made at an existing sanitary manhole located on the west side of Del Webb Sun City Neighborhood 32B.

Furthermore, the memorandum proposed that an alignment which roughly parallels Eakin Creek would be the most cost-effective routing. A 16-inch diameter interceptor sewer is proposed with the use of PVC water main quality pipe. The limits of the improvements are through private property for which a utility development and easement agreement has been recorded. Permitting with the US Army Corps of Engineers has been secured and impacts will be addressed during construction in accordance with permit requirements. IEPA and IDOT permits are in process.

Staff Analysis

On Thursday, April 14, 2022 one bid was received for the Eakin Creek Sanitary Interceptor Sewer project. The bid results are summarized in the attached bid tab. The bid is approximately $114,000 (9.5%) under the engineer's estimate of $1,203,505. The bid from Martam Construction, Inc. in the amount of $1,089,583.05 was reviewed by staff and all is in order to award the Eakin Creek Sanitary Interceptor Sewer Bid to Martam Construction, Inc.

2022-2025 Strategic Plan Alignment

The Strategic Plan identifies *"Forward Looking Community"* as a strategic focus and the following goal: *"Management of Infrastructure Assets for Today and Tomorrow."* The new interceptor sewer will provide sanitary sewer capacity in the Freeman Road and eastern Jim Dhamer Drive corridor and allow the current Freeman Road lift station and forcemain to be abandoned which will significantly reduce resource inefficiencies associated with the existing aging asset.

Financial Impact

The FY22 Budget includes funding in the Wastewater Capital Improvement and Equipment Fund, 525-00-00-8005 for the Eakin Creek Sanitary Interceptor Sewer. Funds for construction of the project have been provided by developers in the following amounts: $250,000 from Horizon Development Limited

Partnership; $500,000 from Venture One as part of the annexation of the Stade property specifically for sanitary sewer conveyance improvements; and an additional $706,852 from Venture One in capital development fees that are available to fund the remainder of this work.

Legal Analysis

None required.

Action Requested

A motion of the Village Board for a Resolution Approving a Bid Award to Martam Construction, Inc. for the Eakin Creek Sanitary Interceptor Sewer in the amount of $1,089,583.05.

Supporting Documents

1. Location Exhibit
2. CBBEL Award Recommendation Letter
3. Bid Tab
4. Draft Resolution



EAKIN CREEK SANITARY INTERCEPT SEWER

VILLAGE OF HUNTLEY
10987 Main Street
Huntley, IL 60142
(847)669-9600

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 294 '

Print Date: 2/12/2021

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

April 18, 2022

Village of Huntley
10987 Main Street
Huntley, IL 60142

Attention: Mr. Tim Farrell, Director of Public Works & Engineering

Subject: Eakin Creek Sanitary Intercept Sewer
(CBBEL Project No. 070103.00105)

Dear Mr. Farrell:

On Thursday, April 14, 2022, at 10:00 a.m., bids were received at the Village of Huntley Municipal Complex for the Eakin Creek Sanitary Intercept Sewer project. Our engineer's estimates for the project was $1,203,505.00. Martam Construction Inc. was the low bidder with a bid amount of $1,089,583.05. The bids have been reviewed and below is our engineer's estimate and the bid results:

Company Name	Bid Amount
Engineer's Estimate	$1,203,505.00
Martam Construction, Inc.	**$1,089,583.05**

We recommend awarding the bid for the Eakin Creek Sanitary Intercept Sewer to Martam Construction Inc. in the amount of $1,089,583.05. Enclosed for your review is the project bid tabulation generated by CBBEL.

Sincerely,

Greg J. Sanders, PE
Senior Project Manager

cc: Jason Irvin, Village of Huntley

GJS/gjs
N:\Huntley\070103\070103.00105\Admin\L1.041822 Recommend.docx

Bid Tabulation

Prepared By: GJS
4/16/2022

CHRISTOPHER B. BURKE ENGINEERING, LTD.
PREPARED BY: GJS

VILLAGE OF HUNTLEY
EAKIN CREEK SANITARY INTERCEPT SEWER
CBBEL PROJECT NO.070103.00105
BID OPENING
DATE: ***April 14, 2022***
TIME: ***10:00 AM***

				ENGINEER'S ESTIMATE		**Martam Construction, Inc.**	
ITEM NUMBER	**ITEM**	**UNIT**	**QUANTITY**	**UNIT COST**	**TOTAL COST**	**UNIT COST**	**TOTAL COST**
20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	**25**	$ 50.00	**$ 1,250.00**	$ 61.00	**$ 1,525.00**
20100210	TREE REMOVAL (OVER 15 UNITS DIAMETER)	UNIT	**20**	$ 50.00	**$ 1,000.00**	$ 61.00	**$ 1,220.00**
20101200	TREE ROOT PRUNING	EACH	**5**	$ 100.00	**$ 500.00**	$ 230.00	**$ 1,150.00**
*20101000	TEMPORARY FENCE	FOOT	**1500**	$ 4.00	**$ 6,000.00**	$ 2.55	**$ 3,825.00**
20101400	NITROGEN FERTILIZER NUTRIENT	POUND	**45**	$ 2.00	**$ 90.00**	$ 2.00	**$ 90.00**
20101600	POTASSIUM FERTILIZER NUTRIENT	POUND	**45**	$ 2.00	**$ 90.00**	$ 2.00	**$ 90.00**
*21101505	TOPSOIL EXCAVATION AND PLACEMENT	CU YD	**2400**	$ 10.00	**$ 24,000.00**	$ 22.80	**$ 54,720.00**
*21301072	EXPLORATION TRENCH 72" DEPTH	FOOT	**20**	$ 100.00	**$ 2,000.00**	$ 335.00	**$ 6,700.00**
*25000110	SEEDING, CLASS 1A	ACRE	**0.50**	$ 5,000.00	**$ 2,500.00**	$ 1,820.00	**$ 910.00**
*25000312	SEEDING, CLASS 4A	ACRE	**1.40**	$ 6,000.00	**$ 8,400.00**	$ 2,020.00	**$ 2,828.00**
*25000314	SEEDING, CLASS 4B	ACRE	**0.90**	$ 6,500.00	**$ 5,850.00**	$ 3,030.00	**$ 2,727.00**
*25100630	EROSION CONTROL BLANKET	SQ YD	**14500**	$ 3.50	**$ 50,750.00**	$ 1.20	**$ 17,400.00**
25200200	SUPPLEMENTAL WATERING	UNIT	**5**	$ 100.00	**$ 500.00**	$ 0.01	**$ 0.05**
*28000400	PERIMETER EROSION BARRIER	FOOT	**3900**	$ 3.50	**$ 13,650.00**	$ 4.20	**$ 16,380.00**
*28000510	INLET FILTERS	EACH	**7**	$ 200.00	**$ 1,400.00**	$ 190.00	**$ 1,330.00**
67100100	MOBILIZATION	L SUM	**1**	$ 50,000.00	**$ 50,000.00**	$ 60,000.00	**$ 60,000.00**
A2000090	TREE, ACER X FREEMANII ARMSTRONG (ARMSTRONG FREEMAN MAPLE), 3" CALIPER, BALLED AND BURLAPPED	EACH	**4**	$ 600.00	**$ 2,400.00**	$ 750.00	**$ 3,000.00**
*X0326713	SANITARY SEWER CONNECTION	EACH	**2**	$ 4,000.00	**$ 8,000.00**	$ 5,775.00	**$ 11,550.00**
*X0426200	DEWATERING	L SUM	**1**	$ 75,000.00	**$ 75,000.00**	$ 46,500.00	**$ 46,500.00**
*X1200288	TEMPORARY SANITARY SEWER BYPASS PUMPING	L SUM	**1**	$ 15,000.00	**$ 15,000.00**	$ 20,500.00	**$ 20,500.00**
*X6022820	MANHOLES, SANITARY, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	**8**	$ 8,000.00	**$ 64,000.00**	$ 10,300.00	**$ 82,400.00**
*X7010216	TRAFFIC CONTROL AND PROTECTION, SPECIAL	L SUM	**1**	$ 40,000.00	**$ 40,000.00**	$ 30,000.00	**$ 30,000.00**
*Z0013797	STABILIZED CONSTRUCTION ENTRANCE	SQ YD	**580**	$ 35.00	**$ 20,300.00**	$ 15.55	**$ 9,019.00**
*Z0013798	CONSTRUCTION LAYOUT	L SUM	**1**	$ 6,000.00	**$ 6,000.00**	$ 6,600.00	**$ 6,600.00**
*N/A	UNDERCUT IN TRENCH	CU YD	**300**	$ 50.00	**$ 15,000.00**	$ 95.00	**$ 28,500.00**
*N/A	SANITARY FORCE MAIN DISCONNECT	EACH	**1**	$ 2,500.00	**$ 2,500.00**	$ 5,000.00	**$ 5,000.00**
*N/A	SANITARY SEWER 16"	FOOT	**2201**	$ 325.00	**$ 715,325.00**	$ 269.00	**$ 592,069.00**
*N/A	TEMPORARY WETLAND CROSSING MATTING	L SUM	**1**	$ 30,000.00	**$ 30,000.00**	$ 34,500.00	**$ 34,500.00**
*N/A	DEMOLITION OF EXISTING LIFT STATION	L SUM	**1**	$ 20,000.00	**$ 20,000.00**	$ 15,400.00	**$ 15,400.00**
*N/A	ABANDON FORCE MAIN VAULT	EACH	**8**	$ 2,000.00	**$ 16,000.00**	$ 3,800.00	**$ 30,400.00**
*N/A	AS-BUILT DRAWINGS	L SUM	**1**	$ 6,000.00	**$ 6,000.00**	$ 3,250.00	**$ 3,250.00**
*SPECIAL PROVISION				TOTAL =	**$ 1,203,505.00**	TOTAL =	**$ 1,089,583.05**

Corrected from As-submited

RESOLUTION APPROVING A BID AWARD TO MARTAM CONSTRUCTION, INC. FOR THE EAKIN CREEK SANITARY INTERCEPTOR SEWER IN THE AMOUNT OF $1,089,583.05

Resolution (R)2022-04.xx

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, on April 14, 2022, sealed bids were opened and read aloud for the Eakin Creek Sanitary Interceptor Sewer; and

WHEREAS, the lowest, responsive, responsible bidder was Martam Construction, Inc. in the Bid amount of $1,089,583.05; and

WHEREAS, the approved FY22 Budget includes funding for the Eakin Creek Sanitary Interceptor Sewer; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The Village Board hereby approves the Bid Award to Martam Construction, Inc. for the Eakin Creek Sanitary Interceptor Sewer in the amount of $1,089,583.05.

SECTION II: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All Resolutions and parts of resolutions in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 28th day of April, 2022.

APPROVED:

_____
Timothy J. Hoeft, Village President

ATTEST :

_____
Rita McMahon, Village Clerk

DRAFT

VILLAGE OF HUNTLEY
AGENDA SUMMARY

April 28, 2022
Village Board Meeting

Agenda Item: **Transmittal of First Quarter for FY2022 Financial and Investment Reports**

Department: **Finance**

INTRODUCTION

Submitted for review and acceptance are the Village's First Quarter FY2022 Financial and Investment Reports.

STAFF ANALYSIS

Attached for review:

1. FY2022 First Quarter Financial and Investment Report Review
2. FY2022 Revenue and Expense Detail through March 31, 2022

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *"Organizational Excellence"* as a strategic focus and the following goal: "*Fiscal Responsibility*." The Financial and Investment Report review will continue to ensure the Village will be a good steward of public dollars entrusted to it to ensure the resources needed to provide services are available today and in the future.

LEGAL ANALYSIS

Not required

ACTION REQUESTED

A motion of the Village Board to accept and place on file the following reports for the Village of Huntley:

1. FY2022 First Quarter Financial and Investment Report Review
2. FY2022 Revenue and Expense Detail through March 31, 2022

First Quarter Financial Report

2022

HUNTLEY

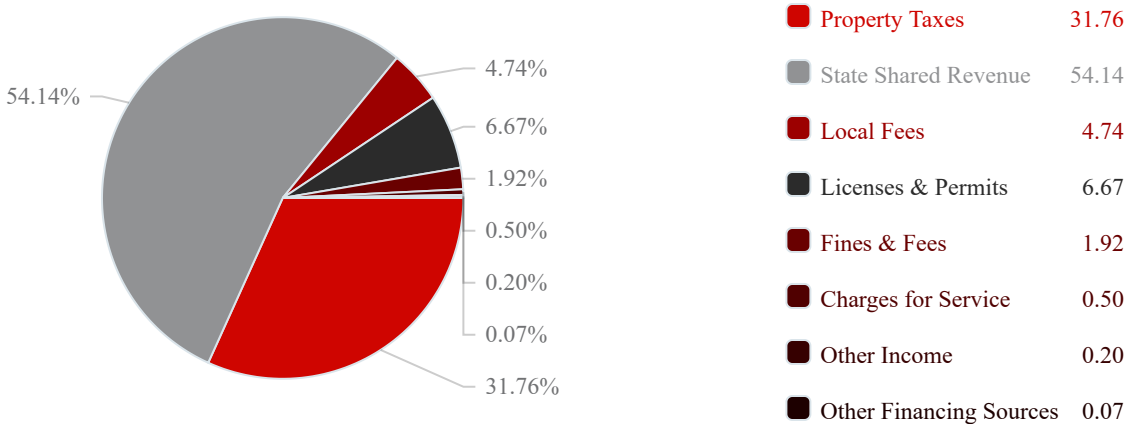
ILLINOIS

Prepared by the Village of Huntley Finance Department

SECTION 1: General Fund Revenue Sources

General Fund Revenues are the taxes, fees and other charges that the Village assesses to provide services to its citizens. General Fund Revenues for the FY22 budget are composed of the following revenue percentages:

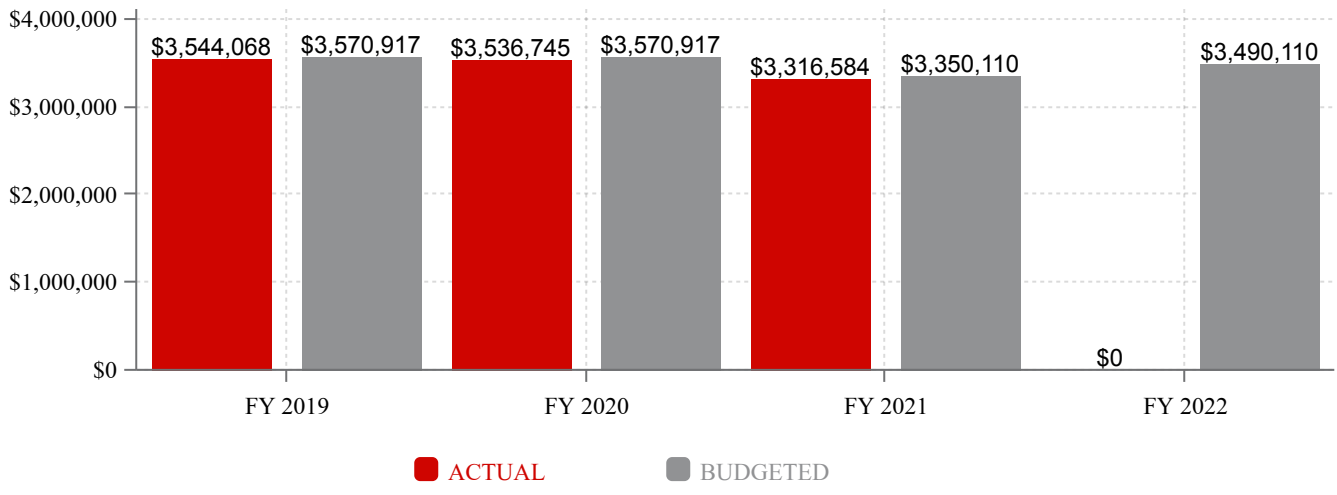
Budgeted Revenues FY22



The three largest sources of revenue for FY22 continue to be **property tax, sales tax, and income tax.** Both sales tax and income tax are part of the State shared revenues. Local fees include telecommunications tax, cable franchise tax, and video gaming revenues. At the end of the first quarter for FY22, General Fund revenues appear to be trending behind budgeted parameters. However, property tax revenue does not begin to come into the Village until the second quarter of the fiscal year and accounts for 32% of General Fund revenues. Revenue collections for the first quarter of FY21 were showing at a 15% collection rate; FY22 collections are showing at 11%.

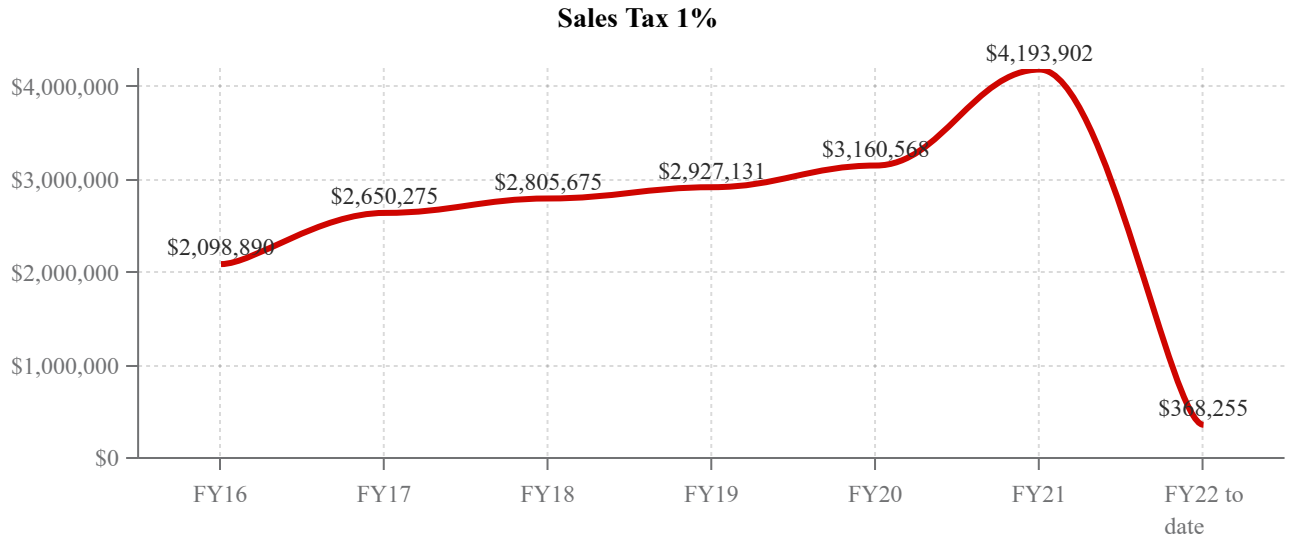
Property Tax Revenue - Every December, the Village levies property taxes to provide funding for General Village operations, employer portion of IMRF, Social Security, and Police Pension obligations. The following graph indicates the amount levied or budgeted for the General Fund, the amount received through FY21, and the budgeted amount for FY22. As a home rule community, the Village levies for dollars and has received between 98% and 100% of dollars levied the last three years as noted by the chart below. The Village will begin to see these dollars during the second quarter of this fiscal year.

Property Tax Collection

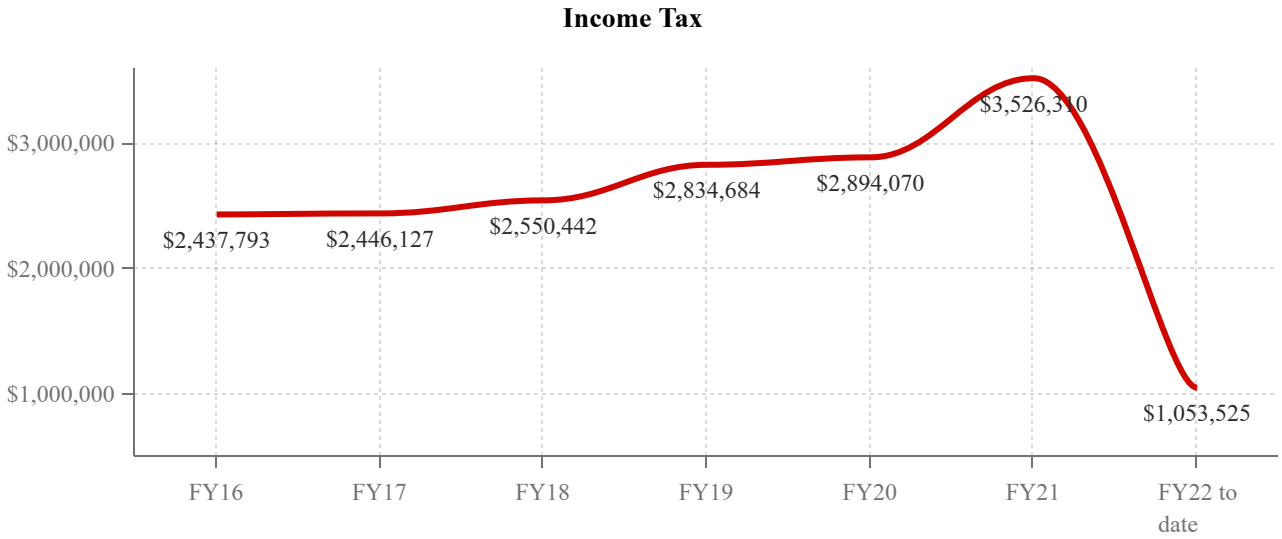


Sales Tax Revenue - Sales tax at a rate of 8% is collected on all retail sales within the Village. The sales tax is administered and collected by the Illinois Department of Revenue (IDOR). One percent of this sales tax is distributed to the municipality where the sale occurred. This tax is recorded in the Village's General Fund and is used for basic Village operations.

Sales tax has a lag of three months from the time the sale occurs and when the Village receives the money from the state. FY22 actual revenues are showing one month's worth of collections for this March 31, 2022 report. This one month of revenue total is $368,255 vs. $320,605 for the same period last year. This is almost a 15% increase. Minus the sales tax rebate, total sales tax dollars are shown below for the last 6 years and year-to-date FY22.

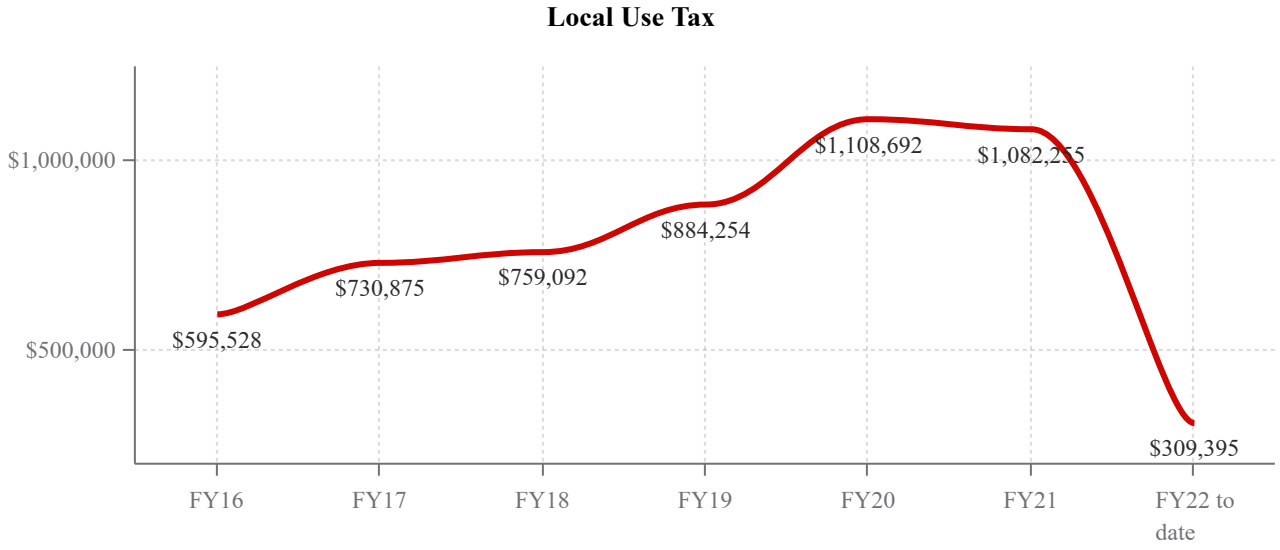


Income Tax Revenue - Income tax receipts continue to hold strong through March 31, 2022. Trending ahead of FY21 receipts through March 31, 2022, by 34%. First-quarter actual dollars are over 33% of budgeted dollars, ahead of the expected 25% for this three-month mark. The chart below displays ending actual dollars through FY21 and three months of actual dollars for FY22.

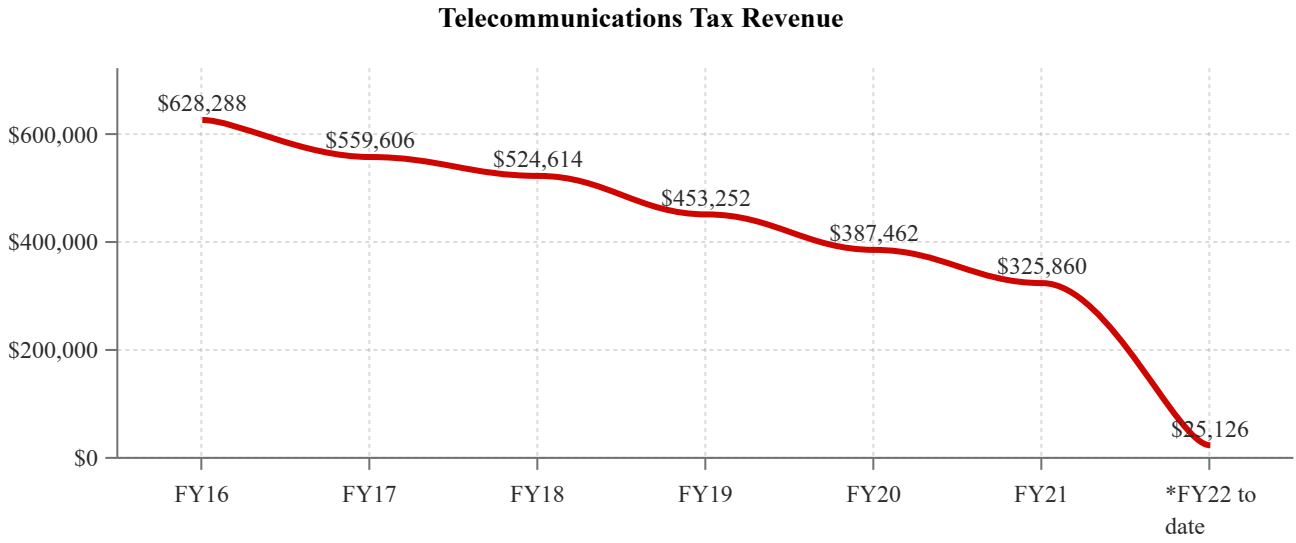


OTHER REVENUE SOURCES

Local Use Tax - Local Use Tax is trending ahead of budgeted parameters at 27%. In this first quarter of FY22, 25% is the expectation for revenue receipts compared to budgeted dollars. Original projections from the Illinois Municipal League (IML) indicated local use tax continuing to increase. New projections for this revenue source from IML based on the change in tax receipts to level the playing field with online payments are showing this revenue stream starting to trend down slightly. However, regular sales tax has shown an upward tick since this legislation changed.

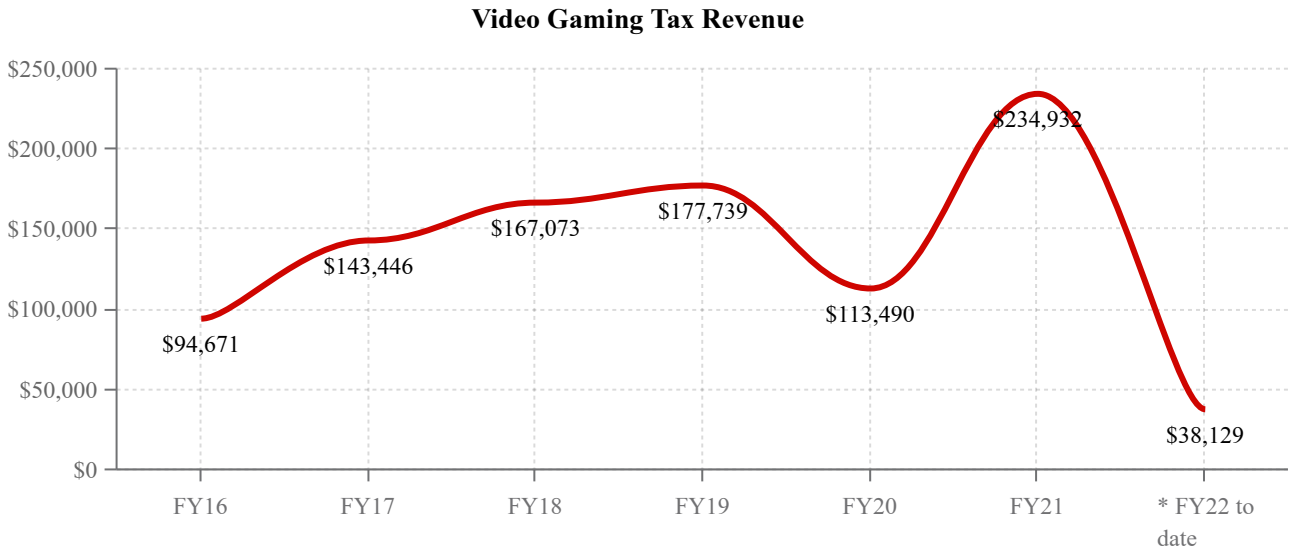


Telecommunications Tax - Telecommunications tax revenue, like sales tax revenue, has a lag of three months from the time the tax is remitted to the State and the revenue is received by the municipality. FY22 actual revenues are showing one month of collections for this March 31, 2022, report. Collected amounts equal $25,126 and are slightly above budgeted parameters. This revenue is allocated between the General Fund, and the Facilities and Grounds Maintenance Fund.



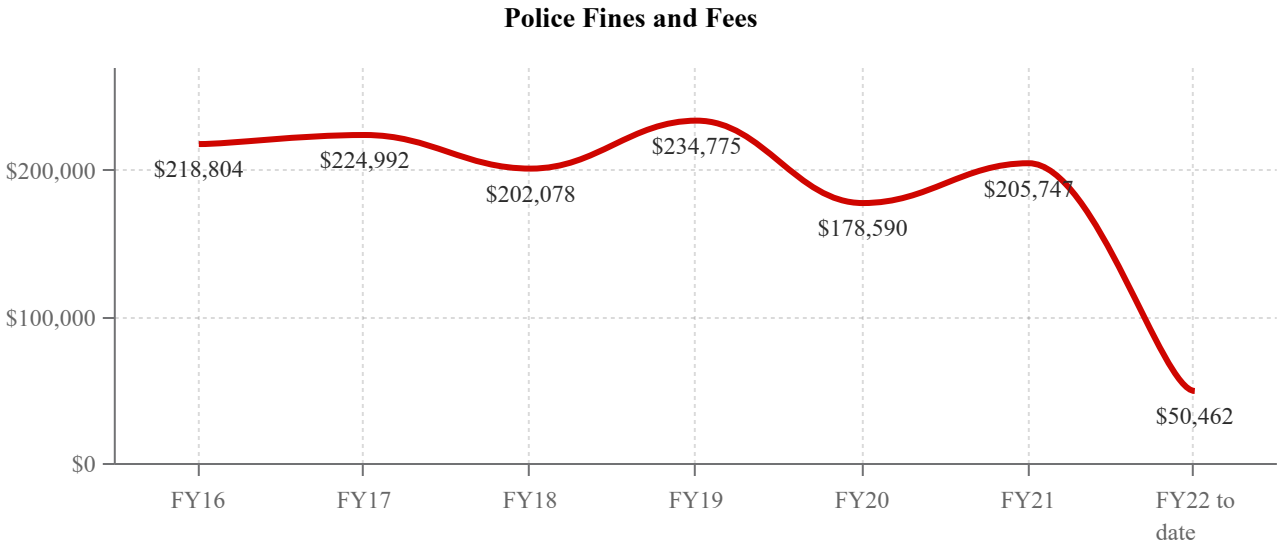
* General Fund = $4,271 and Facilities & Grounds Maintenance Fund = $20,855

Video Gaming Revenue - Video gaming revenue is trending right at budgeted parameters for this first quarter of FY22. This revenue is split between the General Fund and the Downtown TIF Fund. Displayed below are revenues through March 31, 2022. Due to the COVID19 pandemic, FY20 includes four months of zero receipts.

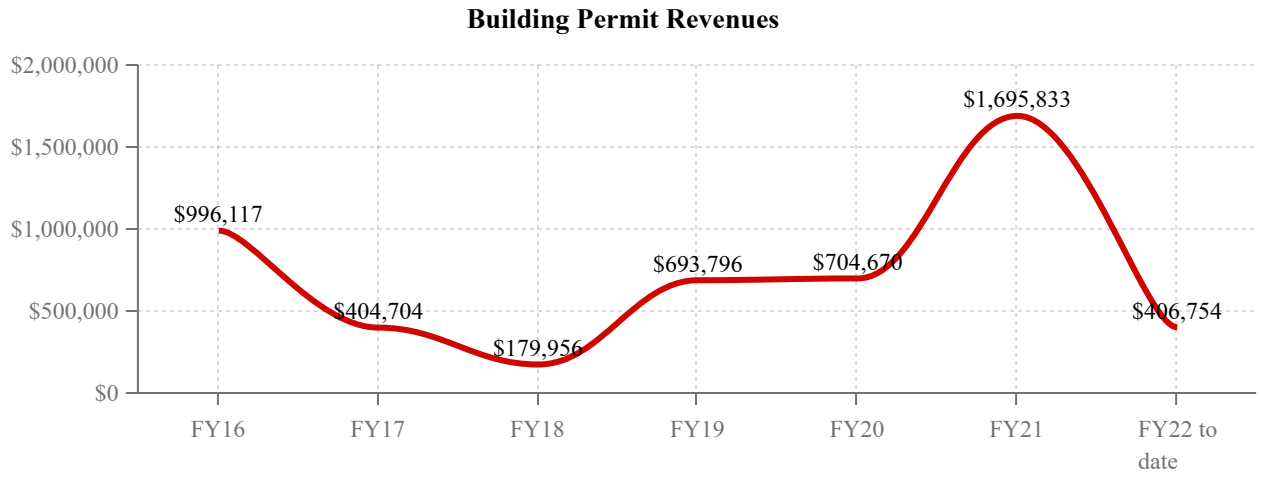


* General Fund = $23,475 and Downtown TIF Fund = $14,654

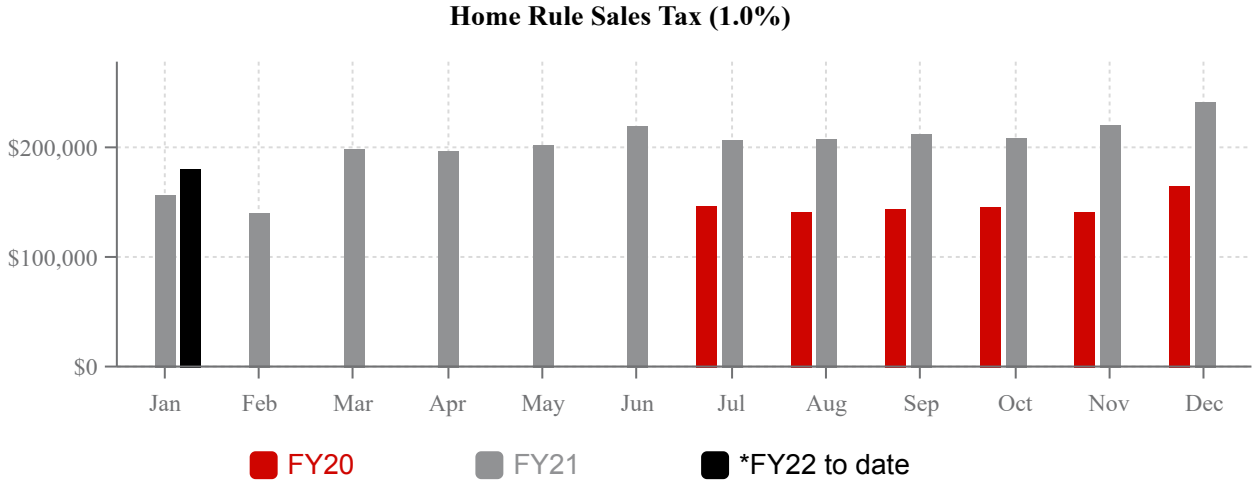
Police Fines & Fees - Police fines are trending in at 25% of budget through March 31, 2022. FY20 showed a slight drop in this revenue stream due to the county being closed down for adjudication processing during a portion of the year because of the pandemic. This has begun to tick back up during FY22.



Building Permit Revenue - Building permit dollars through March 31, 2022, are well ahead of budget at $406,754 or 63% in this first quarter. FY21 revenues were the highest in the last six years.



Home Rule Sales Tax - Beginning July 1, 2020, the Village started collecting an additional 1% for the new home rule sales tax. This revenue is dedicated to capital projects and equipment, and street improvements. The Village received $891,272 for July - December sales in FY20, and $2,390,198 for FY21 after the sales tax rebate. Like regular sales tax, home rule sales tax has a three-month lag for collections and shows one month of revenue for this March 31, 2022 report.



*Capital Projects Fund = $22,731, Street Improvement Fund = $136,389, Equipment Replacement Fund = $22,731

Conclusion - At the end of the first quarter for FY22, General Fund revenues are trending as expected through March 31, 2022.

SECTION 2: General Fund Expenditures

General Fund Expenditures - General Fund Expenditures account for the daily operations of the Village, including Police, Development Services, and Public Works and Engineering (Streets, Engineering, Buildings & Grounds, and Fleet Services). It also includes the Village Manager's Office (including Human Resources and Information Technology) and Finance.

At the end of the first quarter of FY22, General Fund Expenditures are at 22% of the budget. Overall, the General Fund is operating within the parameters of budgeted dollars. The charts below display General Fund expenditures by department and category type.

EXPENDITURES BY DEPARTMENT THROUGH MARCH 31, 2022

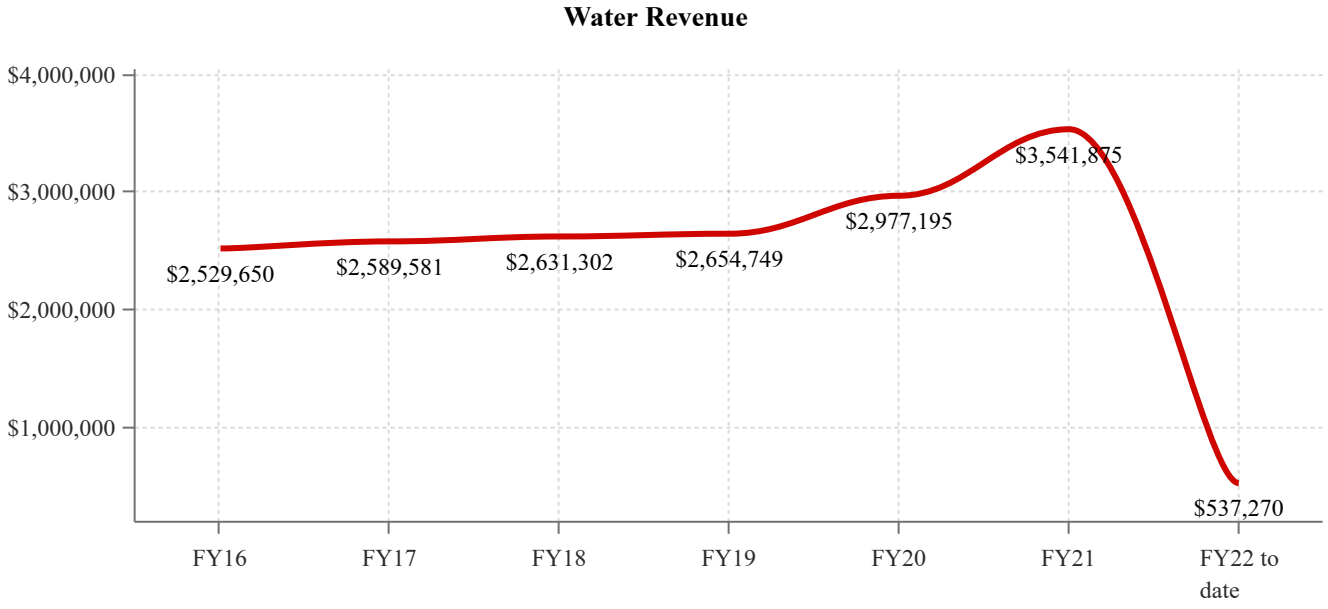
GENERAL FUND	BUDGET	YTD ACTUAL	AVAILABLE	PCT USED
EXPENSES				
Legislative	$357,455	$89,965	$267,490	25.17%
Village Manager's Office	$1,069,346	$211,207	$858,139	19.75%
Finance	$455,128	$91,375	$363,753	20.08%
Police	$7,915,916	$1,517,795	$6,398,121	19.17%
Public Works	$3,217,602	$1,004,273	$2,213,329	31.21%
Development Services	$1,453,566	$288,253	$1,165,313	19.83%
Contingencies	$430,209	$0	$430,209	0.00%
EXPENDITURES W/O TRANSFERS	**$14,899,222**	**$3,202,867**	**$11,696,355**	**21.50%**
Transfers Out	$4,829,549	$1,207,387	$3,622,162	25.00%
TOTAL EXPENDITURES	**$19,728,771**	**$4,410,255**	**$15,318,516**	**22.35%**

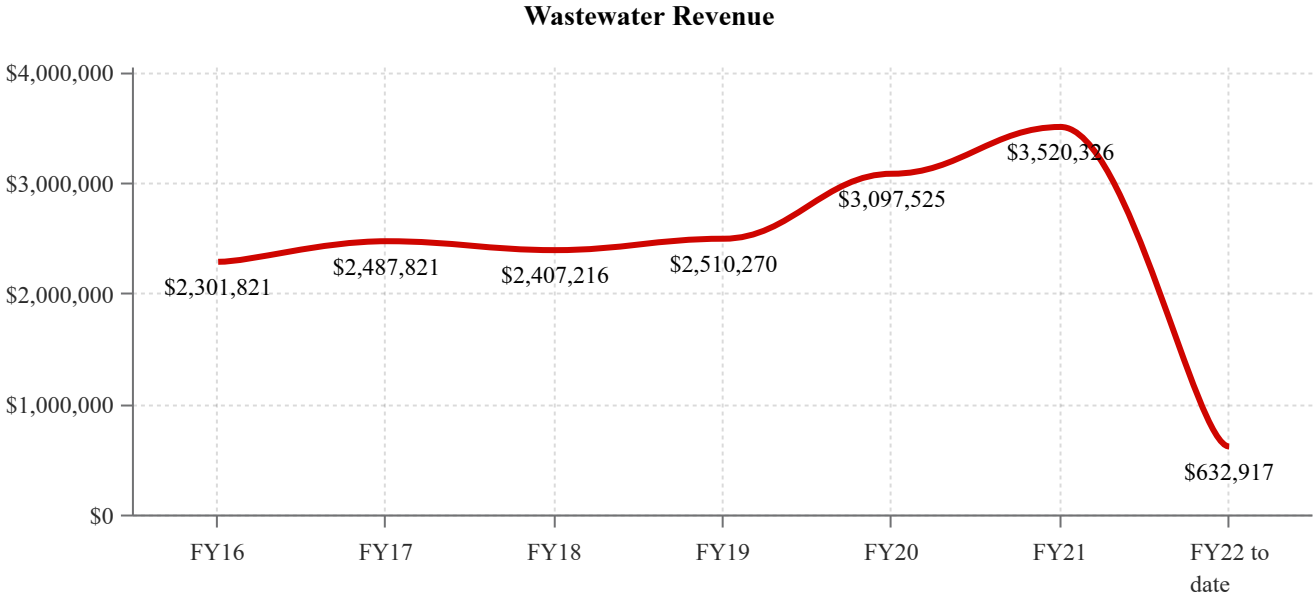
EXPENDITURES BY CATEGORY THROUGH MARCH 31, 2021

GENERAL FUND	BUDGET	YTD ACTUAL	AVAILABLE	PCT USED
EXPENSES				
Personnel Services	$9,810,267	$1,867,495	$7,942,771	19.04%
Health Insurance Transfer	$1,089,749	$272,486	$817,263	25.00%
Commodities	$811,145	$320,186	$490,959	39.47%
Contractual	$2,757,853	$742,700	$2,015,153	26.93%
Contingencies	$430,209	$0	$430,209	0.00%
EXPENDITURES W/O TRANSFERS	**$14,899,223**	**$3,202,867**	**$11,696,355**	**21.50%**
Transfers Out	$4,829,549	$1,207,387	$3,622,162	25.00%
TOTAL EXPENDITURES	**$19,728,772**	**$4,410,255**	**$15,318,517**	**22.35%**

SECTION 3: Water and Wastewater Revenues

Water and Wastewater Revenues - Water and Wastewater revenues are customer user-based charges for service for the water and wastewater treatment facilities. These revenue streams are dependent on customer usage. At the end of the first quarter for FY22 both water operating revenue and wastewater operating revenue seems to be coming in slightly behind budgeted parameters at 16% and 21% respectively. This revenue stream is seasonal and shows an increase in the summer months when usage is higher, especially for irrigation use.





SECTION 4: Cash and Investments

VILLAGE OF HUNTLEY
CASH AND INVESTMENT DISTRIBUTION
March 31, 2022

FINANCIAL INSTITUTION	CASH	%	INVESTMENTS	%	TOTAL	%
AMERICAN COMMUNITY						
Money Market	$202,621	0.67%	$0	0.00%	$202,621	0.34%
Petty Cash	$1,263	0.00%	$0	0.00%	$1,263	0.00%
CD's	$0	0.00%	$0	0.00%	$0	0.00%
CDARS	$0	0.00%	$ 3,290,339	11.32%	$3,290,339	5.55%
	$203,884	0.68%	$3,290,339	11.32%	$3,494,223	5.90%
BMO HARRIS BANK						
Operating Account	$5,219,537	17.29%	$0	0.00%	$5,219,537	8.81%
OpenEdge Credit Card Deposits	$368,769	1.22%	$0	0.00%	$368,769	0.62%
Police Pension	$747,307	2.47%	$0	0.00%	$747,307	1.26%
	$6,335,613	20.98%	$0	0.00%	$6,335,613	10.69%
FIRST NATIONAL BANK						
CD's	$0	0.00%	$ 207,728	0.71%	$207,728	100.00%
	$0	0.00%	$207,728	0.71%	$207,728	100.00%
IMET						
Convenience Fund	$0	0.00%	$937,719	3.23%	$937,719	1.58%
1-3 Year fund	$0	0.00%	$966,556	3.32%	$966,556	1.63%
	$0	0.00%	$1,904,275	6.55%	$1,904,275	3.21%
THE ILLINOIS FUNDS						
Corporate	$17,814,231	58.99%	$0	0.00%	$17,814,231	30.06%
E-Pay	$0	0.00%	$0	0.00%	$0	0.00%
E-Pay Clearing	$1,000	0.00%	$0	0.00%	$1,000	0.00%
Motor Fuel Tax	$2,339,063	7.75%	$0	0.00%	$2,339,063	3.95%
	$20,154,294	66.74%	$0	0.00%	$20,154,294	34.00%
US BANK						
Lock Box	$292,519	0.97%	$0	0.00%	$292,519	0.49%
SSA #6 - SSA #10	2,941,585	9.74%	$0	0.00%	$2,941,585	4.96%
	$3,234,104	10.71%	$0	0.00%	$3,234,104	5.46%
5/3 INVESTMENTS						
Investments	$3,838	0.01%	$8,793,853	30.25%	$8,797,691	14.84%
	$3,838	0.01%	$8,793,853	30.25%	$8,797,691	14.84%
CHARLES SCHWAB						
Police Pension	$264,601	0.88%	$14,877,166	51.17%	$15,141,767	25.55%
	$264,601	0.88%	$14,877,166	51.17%	$15,141,767	25.55%
	$30,196,335	**100.00%**	**29,073,361**	**100.00%**	**$59,269,696**	**100.00%**
SUMMARY						
CASH					**$30,196,335**	**50.95%**
INVESTMENTS					**$29,073,361**	**49.05%**
					$59,269,696	**100.00%**

VILLAGE OF HUNTLEY

MONTHLY INVESTMENT REPORT AS OF March 31 2022

CASH & INVESTMENT SUMMARY	
ILLINOIS FUNDS	$20,154,294
INTEREST CHECKING	$9,026,294
MONEY MARKET	$3,838
U.S. SECURITIES (IMET)	$1,904,275
BMO HARRIS POLICE PENSION	$747,307
CHARLES SCHWAB MMKT POLICE PENSION	$264,601
CHARLES SCHWAB EQUITY POLICE PENSION	$9,187,741
CHARLES SCHWAB LONG TERM POLICE PENSION	$5,689,426
INVESTMENT MATURITIES JAN - JUNE 2022	$638,264
INVESTMENT MATURITIES JULY - DEC 2022	$5,839,089
INVESTMENT MATURITIES JAN - DEC 2023	$2,041,449
INVESTMENT MATURITIES JAN - DEC 2024	$1,727,651
INVESTMENT MATURITIES JAN - DEC 2025	$2,045,467
SUMMARY AS OF MARCH 31, 2022	**$59,269,696**

	CASH & INVESTMENT FUND ALLOCATION	
100	General Fund	10,422,001
210	Drug Enforcement Fund	102,002
220	Cemetery	471,624
230	Insurance	101,761
250	SSA #5	35,416
270	American Rescue Plan Act Fund	925,372
400	Capital Projects	2,235,715
410	Municipal Buildings	519,195
420	Transportation/ R&B	3,835,068
440	Downtown TIF	3,041,819
460	MFT	998,235
465	Rebuild Illinois Bond Funds	1,466,579
480	Equipment Replacement	790,180
510	Water - Operating	2,169,171
515	Water - Capital	5,423,824
520	Sewer - Operating	1,737,577
525	Sewer - Capital	2,814,551
600	Benefits Fund	3,079,205
700	Escrow	269,742
710	SSA #10	480,449
760	SSA #6	235,159
770	SSA #7	228,583
780	SSA #8	336,986
790	SSA #9	1,660,408
SUMMARY AS OF MARCH 31, 2022		**59,269,696**

VILLAGE OF HUNTLEY

MONTHLY INVESTMENT REPORT AS OF March 31 2022

INSTITUTION	RATE	POLICE PENSION	ILLINOIS FUNDS	INTEREST CHECKING	MONEY MARKET	U.S. SECURITIES
IMET (Convenience)	0.140%					$937,719
IMET (1-3 year)	N/A					$966,556
5/3 Securities - MMKT	0.010%				$3,838	
American Community - Business Acct				$202,621		
American Community - Petty Cash				$1,263		
BMO Harris Bank Daily Deposit	0.180%			$5,219,537		
BMO Harris Bank Accounts Payable	0.000%			$0		
BMO Harris Bank Payroll	0.000%			$0		
BMO Harris Credit Cards	0.180%			$368,769		
IL Funds Corporate	0.020%		$17,814,231			
IL Funds E-Pay	0.020%		$0			
IL National Bank E-Pay Clearing	0.000%		$1,000			
IL Funds Motor Fuel	0.020%		$2,339,063			
U.S. Bank / Lock Box	0.020%			$292,519		
U.S. Bank - SSA #6 - #10	VARIES			$2,941,585		
Charles Schwab MMKT	VARIES	$264,601				
Charles Schwab Equity Investments	VARIES	$9,187,741				
Charles Schwab Long Term Investments	VARIES	$5,689,426				
BMO Harris Police Pension	0.180%	$747,307				
TOTAL		**$15,889,075**	**$20,154,294**	**$9,026,294**	**$3,838**	**$1,904,275**

INSTITUTION & INVESTMENT INSTRUMENT	RATE	INVESTMENT MATURITY JAN - JUNE 2022	INVESTMENT MATURITY JULY - DEC 2022	INVESTMENT MATURITY JAN - DEC 2023	INVESTMENT MATURITY JAN - DEC 2024	INVESTMENT MATURITY JAN - DEC 2025
CDARS						
American Community Bank	0.150%		$ 3,290,339			
First National Bank	0.050%	$ 207,728				
Fifth Third Securities - Certificate of Deposit						
Comentiy Capl Bank Utah	2.540%	$ 200,536				
TIAA FSB Jacsonville FL	2.900%		$ 161,275			
Goldman Sachs CD	1.750%		$ 248,210			
Morgan Stanley Private Bank Natl Cd	1.950%		$ 173,938			
Merrick Bank South Jordan Utah CD	3.250%		$ 248,330			
Pinnacle Bk Nashville Tenn	0.650%		$ 133,795			
Live Oak Bkg co Nc CD	1.750%		$ 251,365			
Wells Fargo Natl Bk West Las Vegas	1.800%		$ 176,057			
Morgan Stanley Bank N A	1.800%		$ 248,546			
Sallie Mae Bk Murray Utah Cd	2.650%			$ 114,485		
Sallie Mae Bk Murray Utah	0.350%			$ 130,695		
Wells Fargo Bank Natl	3.500%			$ 256,918		
State India BK New York NY CD	3.728%				$ 172,692	
Axos Bk San Diego	1.600%				$ 138,600	
Capital One Bank (Usa) Nat Cd	2.500%				$ 251,518	
Enerbank USA	2.150%				$ 209,399	
Fifth Third Securities - US Treasury Notes						
US Treasury Note	1.750%					$ 254,779
TOTAL		**$ 408,264**	**$ 4,931,855**	**$ 502,097**	**$ 772,209**	**$ 254,779**

INSTITUTION & INVESTMENT INSTRUMENT	RATE	INVESTMENT MATURITY JAN - JUNE 2022	INVESTMENT MATURITY JULY - DEC 2022	INVESTMENT MATURITY JAN - DEC 2023	INVESTMENT MATURITY JAN - DEC 2024	INVESTMENT MATURITY JAN - DEC 2025-2026
5/3 Securities Municipal Bonds						
Oregon St Department Admin	4.000%	$230,000				
Mc Lean & Woodford Cntys IL GO Ref Bond	4.000%		$233,627			
Mississippi Dev Special Obiligation	3.000%		$303,111			
Grand Parkwy Transportation	1.591%		$370,496			
Manchester Mich Cmnty Schs Taxable	7.180%			275,219		
University Okla Revs	3.000%			860,449		
San Antonio Tex Indl Dev Corp	4.000%			403,684		
New Jersey State Turnpike Revenue Bond	3.130%				$261,079	
Miami-DADE CNTY	0.859%				$285,279	
Rogers ARK Sales	3.728%				$409,084	
Niles ILL Pk District	1.250%					$245,339
Rogers Ark Sales & Use Tax Rev Ref	3.828%					$412,564
Will & Kanakee Cnty	0.900%					$256,124
Nebraska Pub PWR Dist Rev	2.421%					$486,936
University Okla Revs	1.171%					$142,223
Oklahoma City	1.118%					$247,502
TOTAL		**$230,000**	**$907,234**	**$1,539,352**	**$955,442**	**$1,790,688**

SECTION 5: Revenue and Expense Reports

Revenue and Expenditure Report - Overall revenues are coming in strong across all funds and expenditures are coming in within budget expectations.

Expenditures within the operational funds appear to be trending in line with budgeted dollars or slightly below. Some capital funds may appear to be trending ahead of budget due to equipment purchased or projects completed.

VILLAGE OF HUNTLEY
REVENUE AND EXPENDITURE ALL FUNDS SUMMARY
THROUGH MARCH 31, 2022

	REVENUE		%	EXPENDITURES		%
FUND	**BUDGET**	**Y.T.D.**	**Collected**	**BUDGET**	**Y.T.D.**	**Expended**
General Fund	$14,899,221	$1,625,042	10.91%	$19,728,772	$4,410,255	22.35%
Special Revenue Funds						
	$12,600	$2,088	16.57%	$89,921	$77,303	85.97%
Cemetery Fund	$32,000	$21,698	67.81%	$50,943	$5,315	10.43%
Liability Insurance	$355,735	$30,740	8.64%	$355,735	$238,965	67.18%
Special Service Area #5	$36,250	$20	0.06%	$42,930	$14,028	32.68%
American Rescue Plan Act	$1,850,744	$0	0.00%	$3,701,489	$925,372	25.00%
Enterprise Funds						
Water Operating	$3,331,450	$537,270	16.13%	$3,477,073	$817,252	23.50%
Water Capital & Equipment	$6,001,614	$1,376,470	22.94%	$4,054,675	$371,553	9.16%
Wastewater Operating	$3,068,650	$632,917	20.63%	$2,687,459	$576,167	21.44%
Wastewater Capital & Equipment	$1,679,152	$85,748	5.11%	$2,477,588	$358,343	14.46%
Capital Funds						
Capital Projects & Improvements	$584,375	$293,911	50.29%	$446,700	$123,360	27.62%
Facilities & Grounds Maintenance	$625,243	$119,614	19.13%	$625,243	$99,693	15.94%
Streets Improvements and Roads & Bridges	$2,932,993	$496,084	16.91%	$2,932,993	$88,210	3.01%
Downtown TIF	$3,543,160	$1,159,269	32.72%	$5,021,676	$65,646	1.31%
Motor Fuel Tax	$1,128,744	$242,882	21.52%	$1,500,000	$0	0.00%
Rebuild Illinois Bond Fund	$586,369	$293,472	50.05%	$1,589,107	$0	0.00%
Equipment Replacement Fund	$292,375	$18,747	6.41%	$869,935	$675,074	77.60%
Internal Service Fund						
Benefits Fund	$1,713,901	$408,055	23.81%	$1,713,901	$444,256	25.92%
Fiduciary Fund						
Police Pension Fund	$2,117,497	($574,476)	-27.13%	$846,727	$164,650	19.45%
	$44,792,073	$6,769,554		$52,212,866	$9,455,441	

*** General Fund Expenditure budget and actual numbers include the transfer amount for capital of $4,829,549.**

VILLAGE OF HUNTLEY
REVENUE AND EXPENSE REPORT
THROUGH MARCH 31, 2022

Account Number	Account Description	2022 Budget	YTD Actuals	Collected/ Expended
Fund **100 - General Fund**				
	REVENUE			
4010	Property Taxes-McHenry County	$2,223,442	$0	0%
4012	Property Taxes-Kane County	$1,266,668	$0	0%
4015	Property Taxes-Police Pension	$1,242,497	$0	0%
4120	Sales Tax	$3,650,000	$368,255	10%
4121	Local Use Tax	$1,126,244	$309,395	27%
4123	Cannabis Use Tax	$49,932	$8,349	17%
4125	Income Tax	$3,100,000	$1,053,525	34%
4130	Personal Property Replacement Tax	$140,000	$73,953	53%
4245	Simplified Municipal Telecommunications Tax	$46,526	$4,271	9%
4250	Cable TV Franchise Tax	$475,000	$0	0%
4252	Video Service Provider Fee-AT&T	$65,000	$0	0%
4260	Video Gaming Tax	$120,000	$23,475	20%
4275	Hotel/Motel Tax	$1	$0	0%
4310	Building Permits	$650,000	$406,754	63%
4311	Residential & Non-Residential Engineering Inspection Fees	$141,250	$12,496	9%
4313	Single Lot Residential Plan Engineering Reviews	$35,000	$13,500	39%
4315	Elevator Plan Review/Fees	$10,000	$1,640	16%
4320	Liquor License	$51,250	$0	0%
4322	Tobacco License	$3,900	$0	0%
4325	Video Game License & Fees	$51,500	$0	0%
4330	Contractor Registration	$17,000	$6,175	36%
4340	Wastehauler License	$13,691	$0	0%
4350	Business Registration	$4,500	$1,350	30%
4360	Special Events Registration	$15,000	$12,525	84%
4436	IDOT Traffic Campaign Grants	$0	$1,105	100%
4511	Development Application Fees	$25,000	$13,754	55%
4515	Police Fines & Fees	$200,000	$50,462	25%
4525	Building Permit Penalties/Fines	$2,000	$839	42%
4530	Wireless Tower Contract Fees	$57,230	$15,792	28%
4532	Small Wireless Facilities Fees	$1,950	$0	0%
4665	School Resource Officer	$74,640	$18,605	25%
4668	Charges For Services	$0	$5,675	100%
4708	Investment Income	$25,000	$10,247	41%
4709	Unrealized Gain/Loss Investment	$0	($790,018)	***
4790	Miscellaneous Revenue	$5,000	$418	8%
4912	Transfer from the Cemetery Fund	$10,000	$2,500	25%
	REVENUE TOTALS	$14,899,221	$1,625,042	11%
	EXPENSE			
	Department **10 - Legislative**			
5010	Full-Time Salaries	$48,801	$12,200	25%
5025	Boards & Commissions	$3,501	$0	0%
5160	FICA	$4,001	$933	23%
6105	Legal Fees	$150,000	$5,975	4%
6107	Police Commission	$0	$1,339	100%
6136	Election Expenses	$500	$0	0%
6230	Awards and Recognition	$300	$0	0%
6249	Mayor Expenses	$4,000	$244	6%
6250	Trustee Expenses	$5,000	$100	2%
6275	Dues And Publications	$17,000	$4,822	28%
6280	Training and Meetings	$500	$0	0%
6320	Postage and Freight	$100	$0	0%
6325	Printing and Publishing	$750	$302	40%

VILLAGE OF HUNTLEY
REVENUE AND EXPENSE REPORT
THROUGH MARCH 31, 2022

Account Number	Account Description	2022 Budget	YTD Actuals	Collected/ Expended
6350	Rentals and Leases	$500	$164	33%
6352	Special Events	$68,000	$52,552	77%
6353	Farmers Market	$9,700	$207	2%
6375	Other Contractual Services	$500	$0	0%
6380	Recording of Documents	$2,000	$870	43%
6386	Public Information	$35,000	$8,854	25%
6475	Telephone and Internet Services	$4,802	$1,067	22%
7005	Office Supplies	$2,000	$337	17%
7009	Miscellaneous Commodities	$500	$0	0%
	Department **10 - Legislative** Totals	$357,455	$89,965	25%
	Department **20 - Village Managers Office**			
	Division **10 - Administration**			
5010	Full-Time Salaries	$448,103	$103,930	23%
5020	Part-Time Salaries	$3,000	$0	0%
5110	IMRF	$45,509	$11,619	26%
5150	Health Insurance	$54,060	$13,515	25%
5160	FICA	$34,509	$7,951	23%
6275	Dues And Publications	$2,500	$294	12%
6280	Training and Meetings	$2,000	$534	27%
6300	Taxes Licenses and Fees	$2,500	$0	0%
6320	Postage and Freight	$1,000	$162	16%
6325	Printing and Publishing	$100	$105	105%
6350	Rentals and Leases	$9,194	$1,334	15%
6375	Other Contractual Services	$500	$0	0%
6475	Telephone and Internet Services	$8,500	$1,933	23%
6620	Vehicle Maintenance and Repairs	$1,000	$195	20%
7005	Office Supplies	$1,500	$74	5%
7009	Miscellaneous Commodities	$500	$70	14%
7210	Fuel	$2,000	$798	40%
7280	Small Tools and Equipment	$2,500	$0	0%
	Division **10 - Administration** Totals	$618,975	$142,514	23%
	Division **21 - Human Resources**			
5010	Full-Time Salaries	$56,074	$12,629	23%
5020	Part-Time Salaries	$17,870	$4,481	25%
5110	IMRF	$7,707	$1,782	23%
5150	Health Insurance	$8,447	$2,120	25%
5160	FICA	$5,657	$1,289	23%
6107	Police Commission	$10,100	$0	0%
6121	Computer Consultants	$5,215	$1,920	37%
6151	Personnel Recruitment	$10,500	$690	7%
6152	Psych and Medical Services	$6,700	$543	8%
6225	Education Tuition Reimbursement	$25,000	$0	0%
6275	Dues And Publications	$1,529	$449	29%
6280	Training and Meetings	$15,500	$1,658	11%
6320	Postage and Freight	$200	$0	0%
6325	Printing and Publishing	$1,610	$50	3%
6351	Employee Events	$10,000	$590	6%
6375	Other Contractual Services	$2,700	$0	0%
6451	HR Programs	$52,600	$4,258	8%
6475	Telephone and Internet Services	$700	$142	20%
6675	Software Subscriptions	$3,060	$0	0%
7005	Office Supplies	$1,000	$437	44%
7009	Miscellaneous Commodities	$800	$35	4%
7255	Uniform and Protective Clothing	$1,000	$0	0%

VILLAGE OF HUNTLEY
REVENUE AND EXPENSE REPORT
THROUGH MARCH 31, 2022

Account Number	Account Description	2022 Budget	YTD Actuals	Collected/ Expended
	Division **21 - Human Resources** Totals	$243,969	$33,073	14%
	Division **22 - Information Technology**			
5010	Full-Time Salaries	$54,801	$12,342	23%
5110	IMRF	$5,706	$1,253	22%
5150	Health Insurance	$8,447	$2,120	25%
5160	FICA	$4,193	$918	22%
6121	Computer Consultants	$59,956	$11,466	19%
6280	Training and Meetings	$6,515	$0	0%
6375	Other Contractual Services	$19,700	$6,394	32%
6475	Telephone and Internet Services	$5,430	$1,127	21%
6675	Software Subscriptions	$41,654	$0	0%
	Division **22 - Information Technology** Totals	$206,402	$35,619	17%
	Department **20 - Village Managers Office** Totals	$1,069,346	$211,207	20%
	Department **30 - Finance**			
5010	Full-Time Salaries	$215,070	$42,687	20%
5020	Part-Time Salaries	$6,075	$407	7%
5110	IMRF	$22,363	$4,364	20%
5150	Health Insurance	$42,234	$10,563	25%
5160	FICA	$16,919	$3,235	19%
6110	Accounting and Financial Services	$47,107	$2,963	6%
6121	Computer Consultants	$45,921	$14,766	32%
6275	Dues And Publications	$1,369	$1,056	77%
6280	Training and Meetings	$6,800	$120	2%
6320	Postage and Freight	$2,150	$424	20%
6325	Printing and Publishing	$2,050	$0	0%
6350	Rentals and Leases	$3,000	$455	15%
6375	Other Contractual Services	$30,270	$6,677	22%
6475	Telephone and Internet Services	$6,800	$1,456	21%
7005	Office Supplies	$5,000	$323	6%
7009	Miscellaneous Commodities	$500	$140	28%
7255	Uniform and Protective Clothing	$500	$0	0%
7280	Small Tools and Equipment	$1,000	$1,738	174%
	Department **30 - Finance** Totals	$455,128	$91,375	20%
	Department **50 - Police**			
5010	Full-Time Salaries	$4,403,394	$960,555	22%
5020	Part-Time Salaries	$33,009	$5,199	16%
5030	Overtime	$215,000	$36,300	17%
5110	IMRF	$46,286	$9,110	20%
5120	Police Pension	$1,242,497	$0	0%
5150	Health Insurance	$613,346	$153,338	25%
5160	FICA	$356,066	$73,346	21%
5165	Clothing Allowance	$3,000	$3,000	100%
6105	Legal Fees	$55,000	$15,363	28%
6121	Computer Consultants	$58,318	$10,616	18%
6140	Radio Dispatch Services	$410,000	$128,495	31%
6260	CALEA Accreditation	$9,600	$0	0%
6275	Dues And Publications	$10,000	$4,385	44%
6280	Training and Meetings	$40,000	$3,020	8%
6320	Postage and Freight	$1,000	$150	15%
6325	Printing and Publishing	$2,700	$550	20%
6350	Rentals and Leases	$9,751	$1,479	15%
6375	Other Contractual Services	$500	$105	21%
6384	Crime Lab Services	$39,114	$37,250	95%
6395	Community Citizen Training Programs	$11,500	$860	7%

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Account Number	Account Description	2022 Budget	YTD Actuals	Collected/ Expended
6396	Bike Officers Program	$3,500	$2,970	85%
6475	Telephone and Internet Services	$40,000	$4,967	12%
6610	Warranties and Maintenance Agreements	$35,000	$6,315	18%
6615	Building and Facility Maintenance	$500	$0	0%
6620	Vehicle Maintenance and Repairs	$50,000	$14,433	29%
6665	GIS Maintenance	$4,500	$1,005	22%
6675	Software Subscriptions	$0	$120	100%
7005	Office Supplies	$6,000	$402	7%
7009	Miscellaneous Commodities	$250	$0	0%
7120	Community Policing Supplies	$6,000	$1,819	30%
7210	Fuel	$79,200	$21,754	27%
7255	Uniform and Protective Clothing	$39,000	$10,143	26%
7258	New Sworn Officer Expenditures	$30,000	$0	0%
7262	Investigative Supplies	$750	$0	0%
7264	Miscellaneous Operating Supplies	$500	$245	49%
7280	Small Tools and Equipment	$31,385	$116	0%
7281	Patrol Supply and Equipment	$29,250	$10,384	35%
	Department **50 - Police** Totals	$7,915,916	$1,517,795	19%
	Department **60 - Public Works**			
	Division **10 - Administration**			
5010	Full-Time Salaries	$169,418	$38,140	23%
5020	Part-Time Salaries	$4,200	$0	0%
5030	Overtime	$0	$38	100%
5110	IMRF	$17,640	$4,064	23%
5150	Health Insurance	$25,341	$6,342	25%
5160	FICA	$12,961	$2,850	22%
6120	Engineering Services	$15,000	$0	0%
6121	Computer Consultants	$1,500	$0	0%
6128	Residential & Non-Residential Engineering Inspection Fees	$141,250	$11,674	8%
6275	Dues And Publications	$1,225	$131	11%
6280	Training and Meetings	$3,000	$120	4%
6320	Postage and Freight	$100	$330	330%
6325	Printing and Publishing	$500	$284	57%
6350	Rentals and Leases	$2,000	$553	28%
6375	Other Contractual Services	$500	$0	0%
6475	Telephone and Internet Services	$35,000	$3,960	11%
6620	Vehicle Maintenance and Repairs	$1,000	$38	4%
6665	GIS Maintenance	$14,000	$3,000	21%
6675	Software Subscriptions	$14,891	$6,725	45%
7005	Office Supplies	$1,000	$75	8%
7009	Miscellaneous Commodities	$960	$155	16%
7210	Fuel	$4,500	$1,373	31%
7255	Uniform and Protective Clothing	$750	$0	0%
7280	Small Tools and Equipment	$500	$0	0%
	Division **10 - Administration** Totals	$467,236	$79,851	17%
	Division **61 - Streets Utilities & Fleet Svcs**			
5010	Full-Time Salaries	$751,451	$167,168	22%
5020	Part-Time Salaries	$40,801	$2,922	7%
5030	Overtime	$50,000	$23,136	46%
5110	IMRF	$77,948	$19,265	25%
5150	Health Insurance	$170,626	$42,664	25%
5160	FICA	$64,434	$14,235	22%
6121	Computer Consultants	$27,648	$5,400	20%
6275	Dues And Publications	$1,500	$1,406	94%

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Account Number	Account Description	2022 Budget	YTD Actuals	Collected/ Expended
6280	Training and Meetings	$18,000	$4,563	25%
6320	Postage and Freight	$1,000	$121	12%
6325	Printing and Publishing	$100	$0	0%
6350	Rentals and Leases	$10,000	$286	3%
6360	GPS Monitoring Services	$3,000	$563	19%
6370	Traffic Signal Maintenance	$40,000	$13,657	34%
6375	Other Contractual Services	$100,000	$73,881	74%
6378	Contractual Services - Snow Removal	$277,500	$174,323	63%
6460	Electricity - Street Lights	$165,000	$13,459	8%
6475	Telephone and Internet Services	$5,022	$1,351	27%
6610	Warranties and Maintenance Agreements	$4,600	$784	17%
6620	Vehicle Maintenance and Repairs	$75,000	$26,738	36%
6665	GIS Maintenance	$14,000	$3,000	21%
6675	Software Subscriptions	$5,700	$2,555	45%
7005	Office Supplies	$1,500	$632	42%
7009	Miscellaneous Commodities	$500	$230	46%
7170	Street Light Maintenance - Materials	$20,000	$885	4%
7210	Fuel	$50,000	$24,946	50%
7215	Ice and Snow Materials	$300,000	$194,711	65%
7220	Winter Equipment Parts and Supplies	$20,000	$8,737	44%
7235	Beautification Landscaping Supplies and Materials	$7,500	$0	0%
7240	Safety Supplies and Equipment	$4,000	$452	11%
7245	Sign and Striping Supplies	$30,000	$10,815	36%
7250	Street Repair and Paving Materials	$40,000	$7,444	19%
7251	Sidewalk Repair Materials	$25,000	$0	0%
7255	Uniform and Protective Clothing	$11,250	$6,461	57%
7280	Small Tools and Equipment	$13,000	$6,539	50%
	Division **61 - Streets Utilities & Fleet Svcs** Totals	$2,426,080	$853,326	35%
	Division **62 - Buildings & Grounds**			
5010	Full-Time Salaries	$187,338	$42,116	22%
5020	Part-Time Salaries	$18,859	$3,568	19%
5030	Overtime	$1,000	$56	6%
5110	IMRF	$21,448	$4,722	22%
5150	Health Insurance	$40,545	$10,143	25%
5160	FICA	$15,774	$3,419	22%
6275	Dues And Publications	$400	$331	83%
6375	Other Contractual Services	$923	$135	15%
6475	Telephone and Internet Services	$1,200	$277	23%
6620	Vehicle Maintenance and Repairs	$2,000	$542	27%
6665	GIS Maintenance	$4,500	$990	22%
7009	Miscellaneous Commodities	$500	$0	0%
7210	Fuel	$1,800	$801	45%
7230	Building Supplies	$25,000	$3,707	15%
7255	Uniform and Protective Clothing	$2,000	$230	12%
7280	Small Tools and Equipment	$1,000	$59	6%
	Division **62 - Buildings & Grounds** Totals	$324,287	$71,096	22%
	Department **60 - Public Works** Totals	$3,217,603	$1,004,273	31%
	Department **70 - Development Services**			
5010	Full-Time Salaries	$885,972	$192,511	22%
5020	Part-Time Salaries	$41,714	$5,140	12%
5030	Overtime	$0	$27	100%
5110	IMRF	$88,453	$19,990	23%
5150	Health Insurance	$126,703	$31,681	25%
5160	FICA	$61,745	$14,599	24%

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Account Number	Account Description	2022 Budget	YTD Actuals	Collected/ Expended
6121	Computer Consultants	$922	$180	20%
6123	Outside Consulting Services	$90,000	$9,119	10%
6127	Elevator Inspection Services	$11,350	$360	3%
6275	Dues And Publications	$4,000	$477	12%
6280	Training and Meetings	$3,500	$120	3%
6320	Postage and Freight	$2,000	$287	14%
6325	Printing and Publishing	$1,000	$99	10%
6350	Rentals and Leases	$7,500	$1,200	16%
6375	Other Contractual Services	$500	$0	0%
6385	Historic Preservation	$1,000	$0	0%
6387	Economic Development	$100,000	$5,554	6%
6475	Telephone and Internet Services	$10,457	$2,352	22%
6620	Vehicle Maintenance and Repairs	$3,000	$435	15%
6665	GIS Maintenance	$4,500	$1,005	22%
7005	Office Supplies	$3,500	$679	19%
7009	Miscellaneous Commodities	$500	$0	0%
7210	Fuel	$3,000	$703	23%
7255	Uniform and Protective Clothing	$2,000	$0	0%
7280	Small Tools and Equipment	$250	$1,736	694%
	Department **70 - Development Services** Totals	$1,453,566	$288,253	20%
	Department **90 - Interfund Transfers/Contingencie**			
8900	Contingencies	$430,209	$0	0%
9904	Transfer to Liability Fund	$70,485	$17,621	25%
9910	Transfer to Facilities & Grounds Maintenance Fund	$178,043	$44,511	25%
9911	Transfer to Streets and Road & Bridge Fund	$1,401,021	$350,255	25%
9920	One Time Revenue Transfer Out	$3,180,000	$795,000	25%
	Department **90 - Interfund Transfers/Contingencie** Totals	$5,259,758	$1,207,387	23%
	EXPENSE TOTALS	$19,728,772	$4,410,255	22%
Fund **210 - Drug Enforcement Fund**				
	REVENUE			
4555	Drug Enforcement Fines	$0	$250	100%
4576	DUI Fines	$4,000	$1,781	45%
4668	Charges For Services	$8,500	$0	0%
4708	Investment Income	$100	$57	57%
	REVENUE TOTALS	$12,600	$2,088	17%
	EXPENSE			
	Department **50 - Police**			
	Division **00 - Non-Division**			
6280	Training and Meetings	$1,000	$0	0%
6397	LEAD the Way Program	$2,000	$713	36%
7009	Miscellaneous Commodities	$500	$0	0%
7281	Patrol Supply and Equipment	$7,000	$0	0%
8132	Vehicles - Police	$79,421	$76,591	96%
	EXPENSE TOTALS	$89,921	$77,303	86%
Fund **220 - Cemetery Fund**				
	REVENUE			
4708	Investment Income	$2,000	$198	10%
4725	Cemetery Plot Sales	$30,000	$21,500	72%
	REVENUE TOTALS	$32,000	$21,698	68%
	EXPENSE			
5025	Boards & Commissions	$1,050	$0	0%

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Account Number	Account Description	2022 Budget	YTD Actuals	Collected/ Expended
5160	FICA	$80	$0	0%
6600	Grounds Maintenance	$14,813	$2,815	19%
6611	Landscape and Park Maintenance	$25,000	$0	0%
9900	Transfer to General Fund	$10,000	$2,500	25%
	EXPENSE TOTALS	$50,943	$5,315	10%
Fund	**230 - Liability Insurance Fund**			
	REVENUE			
4010	Property Taxes-McHenry County	$159,275	$0	0%
4012	Property Taxes-Kane County	$90,725	$0	0%
4496	Liability Insurance Reimbursement	$35,000	$13,063	37%
4708	Investment Income	$250	$56	22%
4900	Transfer From General Fund	$70,485	$17,621	25%
	REVENUE TOTALS	$355,735	$30,740	9%
	EXPENSE			
5130	Unemployment Insurance	$20,000	$14,719	74%
6510	Liability Insurance Premium	$260,735	$215,707	83%
6552	Loss Fund	$75,000	$8,539	11%
	EXPENSE TOTALS	$355,735	$238,965	67%
Fund	**250 - Special Service Area #5**			
	REVENUE			
4010	Property Taxes-McHenry County	$36,250	$0	0%
4708	Investment Income	$0	$20	100%
	REVENUE TOTALS	$36,250	$20	0%
	EXPENSE			
8000	Capital Improvements - General Government	$42,930	$14,028	33%
	EXPENSE TOTALS	$42,930	$14,028	33%
Fund	**270 - American Rescue Plan Act Fund**			
	REVENUE			
4418	American Rescue Plan Relief Dollars	$1,850,744	$0	0%
	REVENUE TOTALS	$1,850,744	$0	0%
	EXPENSE			
9908	Transfer to Water Capital Fund	$3,701,489	$925,372	25%
	EXPENSE TOTALS	$3,701,489	$925,372	25%
Fund	**400 - Capital Projects and Improvement**			
	REVENUE			
4122	Home Rule Sales Tax	$239,375	$22,731	9%
4505	Capital Development Fees	$125,000	$0	0%
4708	Investment Income	$20,000	$7,562	38%
4917	Transfer from Escrow / Recapture	$200,000	$0	0%
	REVENUE TOTALS	$584,375	$293,911	50%
	EXPENSE			
6123	Outside Consulting Services	$55,000	$0	0%
8000	Capital Improvements - General Government	$69,200	$53,750	78%
8002	Stormwater Improvements	$80,100	$11,421	14%
8003	Building and Facility Improvements	$10,000	$0	0%
8120	Equipment - General Government	$25,000	$8,189	33%
8122	Equipment - Police	$7,400	$0	0%
9910	Transfer to Facilities & Grounds Maintenance Fund	$200,000	$50,000	25%
	EXPENSE TOTALS	$446,700	$123,360	28%

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Account Number	Account Description	2022 Budget	YTD Actuals	Collected/ Expended
Fund	**410 - Facilities & Grounds Maintenance**			
	REVENUE			
4245	Simplified Municipal Telecommunications Tax	$230,000	$20,855	9%
4708	Investment Income	$1,000	$198	20%
4715	Rental Income	$16,200	$4,050	25%
4900	Transfer From General Fund	$178,043	$44,511	25%
4915	Transfer From Capital Projects Fund	$200,000	$50,000	25%
	REVENUE TOTALS	$625,243	$119,614	19%
	EXPENSE			
6179	Landscape Services	$184,743	$0	0%
6275	Dues And Publications	$6,000	$0	0%
6470	Natural Gas	$1,000	$185	18%
6480	Electricity	$1,000	$201	20%
6610	Warranties and Maintenance Agreements	$45,000	$12,129	27%
6615	Building and Facility Maintenance	$50,000	$11,584	23%
7235	Beautification Landscaping Supplies and Materials	$10,000	$0	0%
8003	Building and Facility Improvements	$327,500	$75,594	23%
	EXPENSE TOTALS	$625,243	$99,693	16%
Fund	**420 - Street Improvement/Road & Bridge**			
	REVENUE			
4010	Property Taxes-McHenry County	$42,500	$8,553	20%
4012	Property Taxes-Kane County	$27,000	$0	0%
4122	Home Rule Sales Tax	$1,436,250	$136,388	9%
4408	50/50 Programs	$5,000	$0	0%
4425	LED Streetlight Grant	$21,222	$0	0%
4708	Investment Income	$0	$888	100%
4900	Transfer From General Fund	$1,401,021	$350,255	25%
	REVENUE TOTALS	$2,932,993	$496,084	17%
	EXPENSE			
6120	Engineering Services	$180,000	$0	0%
6350	Rentals and Leases	$4,000	$0	0%
8000	Capital Improvements - General Government	$341,000	$49,989	15%
8001	Street Improvements	$2,407,993	$38,221	2%
	EXPENSE TOTALS	$2,932,993	$88,210	3%
Fund	**440 - Downtown TIF Fund**			
	REVENUE			
4010	Property Taxes-McHenry County	$195,000	$0	0%
4260	Video Gaming Tax	$105,000	$14,654	14%
4708	Investment Income	$0	$793	100%
4709	Unrealized Gain/Loss Investment	$0	$333,033	100%
4920	Transfer From Water Operating Fund	$31,580	$7,895	25%
4925	Transfer From Wastewater Operating Fund	$31,580	$7,895	25%
4950	One Time Revenue Transfer In	$3,180,000	$795,000	25%
	REVENUE TOTALS	$3,543,160	$1,159,269	33%
	EXPENSE			
6105	Legal Fees	$0	$8,796	100%
6123	Outside Consulting Services	$2,151	$4,900	228%
8006	Facade Improvement Program	$50,000	$0	0%
8007	Downtown Improvements	$4,680,000	$51,950	1%
9620	2020 GO Bond Issuance & Refunding - Principal	$180,000	$0	0%

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Account Number	Account Description	2022 Budget	YTD Actuals	Collected/ Expended
9621	2020 GO Bond Issuance & Refunding - Interest	$109,050	$0	0%
9622	2020 GO Bond Issuance & Refunding - Admin Fee	$475	$0	0%
	EXPENSE TOTALS	$5,021,676	$65,646	1%
Fund	**460 - Motor Fuel Tax Fund**			
	REVENUE			
4135	State MFT Allotments	$660,212	$135,368	21%
4136	New State MFT Allotment	$466,032	$106,967	23%
4708	Investment Income	$2,500	$548	22%
	REVENUE TOTALS	$1,128,744	$242,882	22%
	EXPENSE			
8001	Street Improvements	$1,500,000	$0	0%
	EXPENSE TOTALS	$1,500,000	$0	0%
Fund	**465 - Rebuild Illinois Bond Fund**			
	REVENUE			
4139	Rebuild Illinois Bond Fund - Grant	$586,369	$293,185	50%
4708	Investment Income	$0	$473	100%
	REVENUE TOTALS	$586,369	$293,658	50%
	EXPENSE			
8001	Street Improvements	$1,589,107	$0	0%
	EXPENSE TOTALS	$1,589,107	$0	0%
Fund	**480 - Equipment Replacement Fund**			
	REVENUE			
4122	Home Rule Sales Tax	$239,375	$22,731	9%
4515	Police Fines & Fees	$500	$40	8%
4708	Investment Income	$2,500	$832	33%
4709	Unrealized Gain/Loss Investment	$0	($4,856)	***
4720	Sale of Assets	$50,000	$0	0%
	REVENUE TOTALS	$292,375	$18,747	6%
	EXPENSE			
6360	GPS Monitoring Services	$2,000	$338	17%
8120	Equipment - General Government	$0	$8,035	100%
8210	Information Systems - Hardware	$65,500	$28,693	44%
8122	Equipment - Police	$116,435	$25,622	22%
8132	Vehicles - Police	$239,750	$239,991	100%
8121	Equipment - Public Works	$15,000	$12,345	82%
8131	Vehicles - Public Works	$431,250	$360,051	83%
	EXPENSE TOTALS	$869,935	$675,074	78%
Fund	**510 - Water Operating Fund**			
	REVENUE			
4610	Water Use Charges	$2,511,450	$496,732	20%
4611	Irrigation Water Use Charges	$650,000	$253	0%
4612	Safe Drinking Program - X Connect Revenue	$85,000	$22,332	26%
4615	Backflow Inspection Revenue	$35,000	$2,815	8%
4640	Meter Sales	$0	$1,422	100%
4708	Investment Income	$5,000	$99	2%
4716	Late Fees	$30,000	$12,377	41%
4790	Miscellaneous Revenue	$15,000	$1,240	8%
	REVENUE TOTALS	$3,331,450	$537,270	16%
	EXPENSE			

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Account Number	Account Description	2022 Budget	YTD Actuals	Collected/ Expended
	Department **60 - Public Works**			
	Division **65 - Water**			
5010	Full-Time Salaries	$1,009,105	$223,754	22%
5020	Part-Time Salaries	$25,542	$4,234	17%
5030	Overtime	$30,000	$9,350	31%
5110	IMRF	$106,494	$24,235	23%
5150	Health Insurance	$276,491	$69,131	25%
5160	FICA	$81,285	$17,496	22%
6110	Accounting and Financial Services	$15,769	$2,222	14%
6121	Computer Consultants	$82,143	$19,742	24%
6122	SCADA Consultants	$5,000	$1,098	22%
6146	Water and Wastewater Sample Testing	$17,000	$3,019	18%
6147	J.U.L.I.E. Program	$5,000	$2,838	57%
6275	Dues And Publications	$2,000	$1,207	60%
6280	Training and Meetings	$2,500	$0	0%
6300	Taxes Licenses and Fees	$1,000	$109	11%
6320	Postage and Freight	$18,032	$2,732	15%
6325	Printing and Publishing	$8,656	$1,240	14%
6350	Rentals and Leases	$6,000	$844	14%
6360	GPS Monitoring Services	$2,500	$450	18%
6375	Other Contractual Services	$23,816	$8,267	35%
6390	Safe Drinking Program - X Connect Inspection Services Expe	$35,000	$759	2%
6470	Natural Gas	$10,000	$1,571	16%
6475	Telephone and Internet Services	$25,000	$4,174	17%
6480	Electricity	$275,000	$29,954	11%
6510	Liability Insurance Premium	$86,910	$71,902	83%
6610	Warranties and Maintenance Agreements	$7,500	$1,958	26%
6620	Vehicle Maintenance and Repairs	$25,000	$10,724	43%
6665	GIS Maintenance	$14,000	$3,000	21%
7005	Office Supplies	$750	$244	33%
7009	Miscellaneous Commodities	$500	$0	0%
7100	Lab Supplies and Minor Equipment	$10,000	$1,332	13%
7210	Fuel	$17,000	$9,499	56%
7220	Winter Equipment Parts and Supplies	$2,000	$1,446	72%
7225	Chemicals	$190,000	$25,956	14%
7230	Building Supplies	$5,000	$278	6%
7240	Safety Supplies and Equipment	$500	$0	0%
7255	Uniform and Protective Clothing	$2,500	$425	17%
7280	Small Tools and Equipment	$500	$0	0%
7285	Hydrant and Valve Supplies	$10,000	$3,553	36%
7290	Plant Materials and Supplies	$10,000	$617	6%
9905	Transfer to Downtown TIF Fund	$31,580	$7,895	25%
9908	Transfer to Water Capital Fund	$1,000,000	$250,000	25%
	EXPENSE TOTALS	$3,477,073	$817,252	24%
Fund	**515 - Water Capital & Equipment Fund**			
	REVENUE			
4618	Infrastructure Maintenance Fee	$315,000	$80,624	26%
4640	Meter Sales	$75,000	$15,460	21%
4650	Tap On Fees	$0	$115,763	100%
4708	Investment Income	$10,000	$7,105	71%
4709	Unrealized Gain/Loss Investment	$0	($18,408)	+++
4716	Late Fees	$4,000	$554	14%
4917	Transfer from Escrow / Recapture	$896,125	$0	0%

VILLAGE OF HUNTLEY
REVENUE AND EXPENSE REPORT
THROUGH MARCH 31, 2022

Account Number	Account Description	2022 Budget	YTD Actuals	Collected/ Expended
4920	Transfer From Water Operating Fund	$1,000,000	$250,000	25%
4940	Transfer from ARPA Fund	$3,701,489	$925,372	25%
	REVENUE TOTALS	$6,001,614	$1,376,470	23%
	EXPENSE			
6360	GPS Monitoring Services	$1,500	$225	15%
6610	Warranties and Maintenance Agreements	$25,000	$19,550	78%
7110	Meters	$75,000	$25,000	33%
8004	Water Infrastructure Improvement	$3,669,500	$136,890	4%
8123	Equipment - Water	$102,750	$39,739	39%
8133	Vehicles - Water	$180,925	$150,149	83%
	EXPENSE TOTALS	$4,054,675	$371,553	9%
Fund	**520 - Wastewater Operating Fund**			
	REVENUE			
4620	Wastewater Use Charges	$3,016,650	$619,426	21%
4668	Charges For Services	$20,000	$3,952	20%
4708	Investment Income	$2,000	$406	20%
4716	Late Fees	$30,000	$5,823	19%
4790	Miscellaneous Revenue	$0	$3,310	100%
	REVENUE TOTALS	$3,068,650	$632,917	21%
	EXPENSE			
	Department **60 - Public Works**			
	Division **66 - Wastewater**			
5010	Full-Time Salaries	$1,129,123	$253,389	22%
5020	Part-Time Salaries	$14,820	$1,546	10%
5030	Overtime	$35,000	$14,298	41%
5110	IMRF	$117,849	$27,736	24%
5150	Health Insurance	$109,461	$27,372	25%
5160	FICA	$87,352	$20,029	23%
6110	Accounting and Financial Services	$15,769	$2,139	14%
6120	Engineering Services	$0	$2,471	100%
6121	Computer Consultants	$82,143	$19,742	24%
6122	SCADA Consultants	$11,000	$0	0%
6146	Water and Wastewater Sample Testing	$15,000	$0	0%
6147	J.U.L.I.E. Program	$5,000	$3,313	66%
6150	Sludge Disposal	$90,000	$29,750	33%
6275	Dues And Publications	$2,000	$1,009	50%
6280	Training and Meetings	$6,500	$1,607	25%
6300	Taxes Licenses and Fees	$35,500	$0	0%
6320	Postage and Freight	$18,032	$2,652	15%
6325	Printing and Publishing	$8,406	$996	12%
6350	Rentals and Leases	$4,065	$844	21%
6360	GPS Monitoring Services	$1,500	$338	23%
6375	Other Contractual Services	$8,000	$5,229	65%
6470	Natural Gas	$20,000	$5,674	28%
6475	Telephone and Internet Services	$25,000	$4,071	16%
6480	Electricity	$295,000	$24,849	8%
6510	Liability Insurance Premium	$86,910	$71,902	83%
6610	Warranties and Maintenance Agreements	$8,800	$7,672	87%
6620	Vehicle Maintenance and Repairs	$25,000	$12,092	48%
6665	GIS Maintenance	$14,000	$3,000	21%
7005	Office Supplies	$1,000	$375	37%
7009	Miscellaneous Commodities	$500	$0	0%
7100	Lab Supplies and Minor Equipment	$8,000	$31	0%

VILLAGE OF HUNTLEY
REVENUE AND EXPENSE REPORT
THROUGH MARCH 31, 2022

Account Number	Account Description	2022 Budget	YTD Actuals	Collected/ Expended
7210	Fuel	$16,500	$6,721	41%
7220	Winter Equipment Parts and Supplies	$2,000	$1,170	58%
7225	Chemicals	$100,000	$13,724	14%
7230	Building Supplies	$6,000	$229	4%
7240	Safety Supplies and Equipment	$500	$150	30%
7255	Uniform and Protective Clothing	$3,000	$0	0%
7280	Small Tools and Equipment	$500	$0	0%
7290	Plant Materials and Supplies	$13,500	$2,153	16%
9620	2020 GO Bond Issuance & Refunding - Principal	$170,000	$0	0%
9621	2020 GO Bond Issuance & Refunding - Interest	$63,150	$0	0%
9905	Transfer to Downtown TIF Fund	$31,580	$7,895	25%
	EXPENSE TOTALS	$2,687,459	$576,167	21%
Fund	**525 - Wastewater Capital & Equipment**			
	REVENUE			
4618	Infrastructure Maintenance Fee	$300,000	$77,324	26%
4708	Investment Income	$10,000	($1,174)	-12%
4709	Unrealized Gain/Loss Investment	$0	($2,206)	+++
4716	Late Fees	$4,000	$497	12%
4917	Transfer from Escrow / Recapture	$1,365,152	$11,307	1%
	REVENUE TOTALS	$1,679,152	$85,748	5%
	EXPENSE			
6360	GPS Monitoring Services	$2,000	$338	17%
6610	Warranties and Maintenance Agreements	$25,000	$19,550	78%
8005	Wastewater Infrastructure Improvmenets	$2,160,000	$148,547	7%
8124	Equipment - Wastewater	$87,750	$39,759	45%
8134	Vehicles - Wastewater	$202,838	$150,149	74%
	EXPENSE TOTALS	$2,477,588	$358,343	14%
Fund	**600 - Benefits Fund**			
	REVENUE			
4705	Employee Contributions	$200,000	$53,474	27%
4706	Retiree Contributions	$18,200	$6,711	37%
4708	Investment Income	$20,000	$1,614	8%
4709	Unrealized Gain/Loss Investment	$0	($22,733)	+++
4900	Transfer From General Fund	$1,089,749	$272,486	25%
4920	Transfer From Water Operating Fund	$276,491	$69,131	25%
4925	Transfer From Wastewater Operating Fund	$109,461	$27,372	25%
	REVENUE TOTALS	$1,713,901	$408,055	24%
	EXPENSE			
5160	FICA	$13,900	$5,938	43%
5199	Benefit Time Payouts	$175,000	$77,702	44%
6556	Medical Insurance	$1,425,000	$338,427	24%
6557	Dental Insurance	$80,000	$19,045	24%
6558	Life Insurance	$20,001	$3,144	16%
	EXPENSE TOTALS	$1,713,901	$444,256	26%
Fund	**800 - Police Pension Fund**			
	REVENUE			
4015	Property Taxes-Police Pension	$1,242,497	$0	0%
4705	Employee Contributions	$375,000	$164,756	44%
4708	Investment Income	$500,000	$100,168	20%
4709	Unrealized Gain/Loss Investment	$0	($839,400)	+++

VILLAGE OF HUNTLEY
REVENUE AND EXPENSE REPORT
THROUGH MARCH 31, 2022

Account Number	Account Description	2022 Budget	YTD Actuals	Collected/ Expended
	REVENUE TOTALS	$2,117,497	($574,476)	-27%
	EXPENSE			
5121	Retiree Payments	$510,316	$42,526	8%
5122	Disability Payments	$108,381	$9,032	8%
5123	Pension Contribution Refund	$20,000	$29,256	146%
5124	Creditable Service Transfer	$0	$55,325	100%
5125	Surviving Spouse Benefits	$119,430	$9,953	8%
6105	Legal Fees	$6,500	$0	0%
6110	Accounting and Financial Services	$12,000	$1,780	15%
6123	Outside Consulting Services	$60,000	$13,326	22%
6275	Dues And Publications	$1,000	$0	0%
6280	Training and Meetings	$3,000	$120	4%
6375	Other Contractual Services	$2,500	$0	0%
6591	Fiduciary Insurance	$3,500	$3,333	95%
7005	Office Supplies	$100	$0	0%
	EXPENSE TOTALS	$846,727	$164,650	19%

Agenda Item: **Consideration – An Ordinance Amending the Fiscal Year-End December 31, 2021, Budget**

Department: **Finance**

Introduction

The Village Board adopted Ordinance (O)2020-12.70 approving the budget for the fiscal year beginning January 1, 2021, and ending December 31, 2021. During the FY21 audit process it was noted that three funds required an amendment to the FY21 budget for costs incurred during 2021 that put them over the original budget.

Staff Analysis

The Liability Insurance Fund was over both on the revenue side and expenditure side based on claims spent but reimbursed through the Village's risk management carrier. The total fund balance was not impacted negatively by the increased expenditures because revenues came in higher than anticipated. On June 10, 2021, the Village Board approved Ordinance (O)2021-06.27 amending the Fiscal Year-End December 31, 2021 Budget and approving the carryover of Fiscal Year-End December 31, 2020 expenses into the Fiscal Year-End December 31, 2021 Budget. This included $85,000 for the audiovisual upgrade to the Village Board room in the Capital Projects Fund. This fund went over as was anticipated based on the June 24, 2022 agenda item approving the audiovisual upgrade. Finally, the benefits fund had several unanticipated payouts for retirements during FY21, which resulted in this fund being over budget.

The following shows the individual line items impacted by this budget amendment:

Fund	Account Number	Amount	Original Budget	Revised Budget
Liability Insurance Fund				
Loss Fund	230-00-00-6552	$9,000	$75,000	$84,000
Capital Projects and Improvements				
Building and Facility Improvements	400-00-00-8003	$4,600	$16,000	$105,600
Carryover Approved in June, 2021			$85,000	
Benefits Fund				
Benefit Time Payouts	600-00-00-5199	$75,000	$125,000	$200,000
FICA	600-00-00-5160	$5,000	$9,565	$14,565
IPBC Funding Reserve	600-00-00-6550	$6,000	$0	$6,000

2022-2025 Strategic Plan Alignment

The Strategic Plan identifies *"Organizational Excellence"* as a strategic focus and the following goal: "*Fiscal Responsibility*." The amendment to the Village's FY21 Budget will continue to ensure the Village will be a good steward of public dollars entrusted to it to ensure the resources needed to provide services are available today and in the future.

Financial Impact

The impact of the excess expenditures over appropriation adjustments will increase the budget amount. This amendment will not affect the General Fund budget.

Legal Analysis

To amend the budget, a supermajority (two-thirds) vote of the Board is required. Sikich, the Village's third-party audit firm, has reviewed this amendment.

Action Requested

A motion of the Village Board to Approve an Ordinance Amending the Fiscal Year-End December 31, 2021, Budget.

Supporting Documents

1. Draft Ordinance

AN ORDINANCE AMENDING THE FISCAL YEAR-END DECEMBER 31, 2021 BUDGET

Ordinance (O)2022-04.xx

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, during FY21 several unanticipated costs have arisen that will require the original adopted budget for FY21 to be amended; and

WHEREAS, the impact of the excess expenditures over appropriation adjustments will increase the budget amount, but will not affect the General Fund budget.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES as follows:

SECTION I: That, the Village of Huntley, which utilizes the Budget Process as contemplated by Article 8, Division 2 of the Illinois Municipal Code including but not limited to 65 ILCS 5/8-2-9.1 through 65 ILCS 5/8-2-9.10, adopts an amendment to its FY21 Budget, as shown below:

Fund	Account Number	Amount	Original Budget	Revised Budget
Liability Insurance Fund				
Loss Fund	230-00-00-6552	$9,000	$75,000	$84,000
Capital Projects and Improvements				
Building and Facility Improvements	400-00-00-8003	$4,600	$16,000	$105,600
Carryover Approved in June, 2021			$85,000	
Benefits Fund				
Benefit Time Payouts	600-00-00-5199	$75,000	$125,000	$200,000
FICA	600-00-00-5160	$5,000	$9,565	$14,565
IPBC Funding Reserve	600-00-00-6550	$6,000	$0	$6,000

SECTION II: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

DRAFT

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 28th day of April 2022.

APPROVED:

_____

Timothy J. Hoeft, Village President

ATTEST:

_____

Rita McMahon, Village Clerk

DRAFT

Agenda Item: **Consideration – An Ordinance Approving (i) A Final Plat of Consolidation; and (ii) Site Plan Review, including any necessary relief, for the construction of a new ±15,654 square foot Gerber Collision and Glass, Northwest Corner of Kreutzer Road and Raymond Court**

Petitioner: **StoreBuild LLC, Petitioner and Chicago Title Land Title Trust 8002350463, Owner**

Department: **Development Services – Planning and Zoning Division**

INTRODUCTION

The petitioner is proposing to construct a Gerber Collision and Glass at the northwest corner of Kreutzer Road and Raymond Court. The ±1.62-acre lot is zoned "M" Manufacturing District. The Zoning Ordinance includes *Automobile Repair, Major* as a Permitted Use within the "M" Manufacturing District. Gerber Collision and Glass is a nationwide auto restoration company that performs both minor and major body repairs, auto painting and glass replacement. Nearby Gerber locations include Crystal Lake and Elgin.

STAFF ANALYSIS

Site Plan

The petitioner proposes to construct a new 15,654 square-foot automobile repair facility with an outdoor storage yard. Access to the site is provided off Kreutzer Road through a shared private driveway which runs between lots 102 (Goodwill) and 101 (Proposed Gerber Collision and Glass). Kreutzer Road currently supports both an eastbound and westbound dedicated turn lane onto the private driveway. Vehicles in need of service can cycle through either of the two entrance aprons on the west side of the lot and through the covered entrance canopy.

A 6' high privacy fence, which is comprised of composite horizontal wood slats with black painted steel posts, will be installed in the required front yard along Kreutzer Road and in the corner side yard along Raymond Court. The lot is divided by the fence which separates customer parking from the vehicle storage lot. The west side customer parking lot supports 28, 10' x 19' parking spaces. The east side lot supports 41 parking spaces and will be used to store vehicles awaiting repair. The dumpster enclosure is located at the northeast corner of the lot and remains behind the privacy fence and will be constructed of the same building materials as the building.

Elevations

The proposed building is constructed using light gray split face CMU with a dark gray split face CMU accent course. The upper quarter of the building uses gray painted prefinished metal paneling and serves as a parapet to screen any rooftop mechanical units or exhaust hoods. The south elevation utilizes an offset blue painted metal paneled feature wall to provide height and depth variation along Kreutzer Road. The south elevation also supports two drive in overhead service doors, which provide access to the garage area. Two additional overhead service doors are located on the east elevation and one is located on the north elevation. The west elevation features the same blue and gray painted metal paneling on the covered canopy main entrance. The front of the canopy is clad with prefinished storefront glass with two matching glass overhead doors on either end of the drive through entrance canopy.

Landscaping
Landscape plans have been submitted which comply with the Village's landscape ordinance. The pre-existing trees along the Kreutzer Road and Raymond Court street frontages are to remain. Ten additional shade trees will be planted in the parking lot and along the north lot line. The plan proposes 154 shrubs offering eight different deciduous and evergreen species as well as groundcover perennials and ornamental grasses to be planted on the street side of the proposed fence and near the monument sign.

Lighting
The petitioner has submitted light fixture specifications for both the wall and pole mounted lighting. The proposed fixtures match the fixture style and mounting height as used in the neighboring Goodwill development. The photometric plans reflect that the lighting levels do no exceed 0.5 foot-candles at the property line.

Signage
Wall Signs
The petitioner proposes a compliant ±150 square-foot wall sign on the south elevation, facing Kreutzer Road. The proposal also calls for the installation of a second ±90 square-foot wall sign on the west elevation, facing the private access driveway. Both signs are to be illuminated channel letters on a backer panel. The lot has frontage upon two streets allowing for two wall signs; however, relief from Sections 156.123(C) has been requested by the petitioner for the installation of the second wall sign upon an elevation with no street frontage.

Monument Sign
The petitioner has proposed a standalone monument sign located near the southwest corner of the lot. The 13'-3" tall 167 square-foot monument is constructed of light gray split face CMU with a dark gray split face CMU accent course to match the principle building materials and features an internally illuminated sign with a compliant face area of 40 square feet per side. The sign will be installed no closer than 10' from the south or west property lines and complies with the visibility triangle requirements.

Required Relief
As proposed, the plans will require the following relief to be approved as part of the site plan review:

1. Section 156.123(C) requires the location of the wall signs be limited to the street frontages of the building. The site has frontage on Kreutzer Road and Raymond Court, therefore allowing two wall signs. Relief is required to allow the second wall sign to be installed upon an elevation with no street frontage, facing the private access driveway.
2. Section 156.078(C) requires that no accessory structure be located in a required rear or side yard except as provided by the Zoning Ordinance. Relief is required to allow the dumpster enclosure to be located within the platted 30' corner side yard along Raymond Court.

Plan Commission Recommendation
The Plan Commission conducted a public hearing to consider the petitioner's request on April 11, 2022, and, with no members of the public offering testimony in favor or opposition to the request, unanimously recommended approval of the petition by a vote of 6 to 0, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. All repair work shall be performed inside the structure.
4. Outside storage of vehicles, awaiting or following repair or service shall not be stored on site for longer than five days. No vehicle awaiting repair shall be stored within the customer parking area. All vehicles with visible body damage or in need of frame or fender straightening shall be located within the vehicle storage yard, completely concealed by the privacy fence.
5. The proposed fence shall utilize composite wood slats, rather than stained wood as specified on the plans.
6. No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *"Strong Local Economy"* as a strategic focus and the following goal: *"Location of Choice for New and Expanding Businesses of all Sizes."*

FINANCIAL IMPACT

None.

LEGAL ANALYSIS

The required public hearing was conducted by the Plan Commission.

ACTION REQUESTED

A motion of the Village Board is requested by the petitioner for an Ordinance Approving (i) a Final Plat of Consolidation and (ii) Site plan approval for the construction of a new ±15,654 square foot Gerber Collision and Glass generally located at the northwest corner of Kreutzer Road and Raymond Court.

SUPPORTING DOCUMENTS

1. Aerial Photo, 9.30.21
2. Final Plat of Consolidation, 11.28.21
3. Site Plan, 4.1.22
4. Site Engineering Plans, 3.1.22
5. Architectural Plans and Elevations, 4.1.22
6. Architectural Rendering
7. Landscape Plan, 4.1.22
8. Photometric and Lighting Specifications, 3.22.22
9. Sign Package, 4.1.22
10. Draft Ordinance



Gerber Collision & Glass

Northwest corner of Kreutzer Road and Raymond Court

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 200 '

VILLAGE OF HUNTLEY
10987 Main Street
Huntley, IL 60142
(847)669-9600

Print Date: 3/31/2022

FINAL PLAT OF CONSOLIDATION OF GERBER HUNTLEY SUBDIVISION

LEGAL DESCRIPTION

LOT 8 IN KREUTZER INDUSTRIAL PARK, A RESUBDIVISION OF LOT 1 IN KISHWAUKEE CENTER IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID KREUTZER INDUSTRIAL PARK RECORDED SEPTEMBER 12, 1997 AS DOCUEMNT NO. 97R044341, EXCEPT THAT PART THEREOF DEDICATED AND CONVEYED TO THE VILLAGE OF HUNTLEY BY PLAT OF DEDICATION RECORDED MAY 29, 2008 AS DOCUMENT NUMBER 2008R0030934, McHENRY COUNTY, ILLINOIS.

ALSO:

LOT 102 IN KREUTZER INDUSTRIAL PARK RESUBDIVSION OF LOTS 9 AND 10 IN KREUTZER INDUSTRIAL PARK IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 3, 2011 AS DOCUMENT NUMBER 2011R0010252, IN McHENRY COUNTY, ILLINOIS.

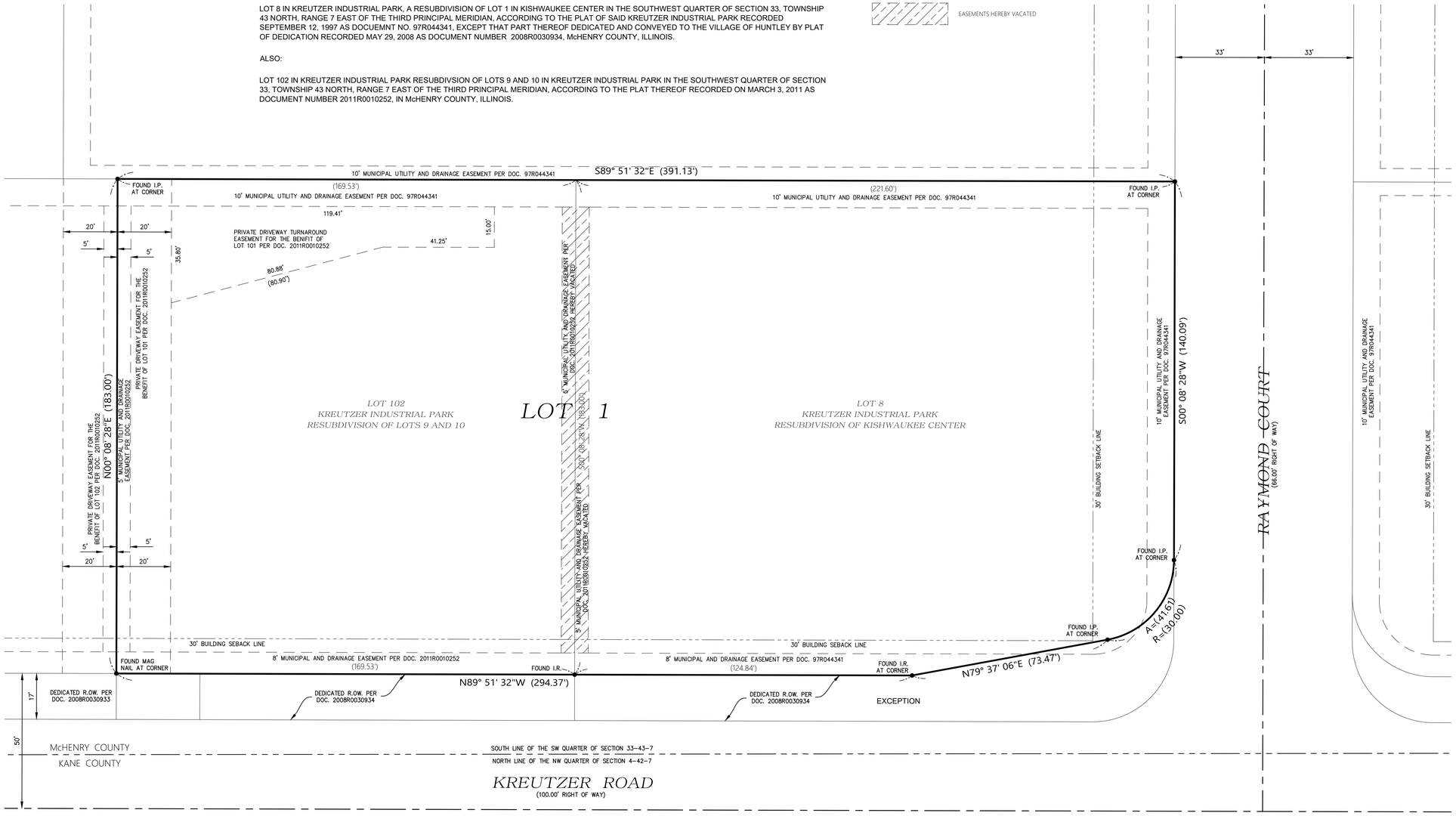
LEGEND

- RIGHT OF WAY LINE
- EASEMENT
- BUILDING SETBACK LINE
- CENTER LINE OF RIGHT OF WAY
- EASEMENTS HEREBY VACATED

AREA SUMMARY
(TO HEAVY LINES)
1.620 ACRES MORE OR LESS

SCALE: 1" = 20'
0 20 40 60

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS
VILLAGE OF HUNTLEY)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS DAY _____OF _____, _____.
BY: _____
SIGNATURE

BY: _____
PRINT NAME

TITLE: _____

ADDRESS: _____
_____
_____

[IF AN OWNER IS A CORPORATION, PROVIDE THE NAMES OF ALL CORPORATE OFFICERS.]
[IF THE OWNER IS A TRUST, PROVIDE THE NAMES OF ALL BENEFICIARIES AND CERTIFIED BY A LICENSED SURVEYOR.]

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS
VILLAGE OF HUNTLEY)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE MORTGAGEE OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND CONSENTS TO THE SUBDIVISION OF THE SAID LAND AS SHOWN ON THIS PLAT.

DATED THIS DAY _____OF _____, _____.

BY: _____
SIGNATURE

BY: _____
PRINT NAME

TITLE: _____

ADDRESS: _____
_____
_____

NOTARY CERTIFICATE

I, _____, A NOTARY PUBLIC, IN AND FOR SAID VILLAGE, OR COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY_____OF _____, _____AT_____, ILLINOIS.

_____
NOTARY PUBLIC

PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF KANE & MCHENRY) SS
VILLAGE OF HUNTLEY)

APPROVED THIS DAY _____OF _____, _____.

BY: _____
CHAIRPERSON

ATTEST: _____
SECRETARY

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS
VILLAGE OF HUNTLEY)

I, _____, COUNTY CLERK OF _____COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL AT_____ , ILLINOIS, THIS DAY _____OF _____, _____.

_____
COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF _____) SS
VILLAGE OF HUNTLEY)

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

_____
CITY TREASURER

DATED AT _____ , ILLINOIS, THIS DAY _____OF _____, _____.

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE & MCHENRY) SS
VILLAGE OF HUNTLEY)

APPROVED AND ACCEPTED THIS DAY _____OF _____, _____.
VILLAGE BOARD OF HUNTLEY, ILLINOIS

BY: _____
MAYOR

ATTEST: _____
CLERK
RESOLUTION NO.: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF _____) SS
VILLAGE OF HUNTLEY)

THIS IS TO CERTIFY THAT I, _____, ILLINOIS LAND SURVEYOR NO._____, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY; AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
GIVEN UNDER MY HAND AND SEAL AT ILLINOIS, THIS DAY _____OF _____, _____.

_____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____

LICENSE EXPIRES _____

SURVEYORS NOTES:

1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL THEREOF UNLESS.
2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHALL BE ESTABLISHED.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESIS ABBREVIATED REC ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS

P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
CB CHORD BEARING
CH CHORD
BDG BUILDING
CLF CHAIN LINK FENCE
WDF WOOD FENCE
ASPH ASPHALT SURFACE
WIF WROUGHT IRON FENCE
CONC CONCRETE SURFACE
FIP OR SIP FOUND OR SET IRON PIPE
FCM OR SCM FOUND OR SET CONCRETE MON.
FCN OR SCN FOUND OR SET CROSS NOTCH
FPK OR SPK FOUND OR SET PASKNITE P.K. NAIL

REV	DESCRIPTION	DATE
0	FINAL PLAT	3/7/2022
1	REVISED	3/10/2022

PROJECT NUMBER: 210221
SCALE: 1" = 20'
DRAWN BY: RWH
DATE: 11/28/2021
CHECKED BY: RPD
DATE: 11/28/2021
DRAWN BY: DONALD D. PASTRANA
FIELD WORK COMPLETED DATE: 10/15/2021

PROPERTY ADDRESS:
HEBRON & KREUTZER ROAD
HUNTLEY, IL 60142

CLIENT:
CIVWORKS CONSULTING, LLC
3343 N NEVA AVENUE, CHICAGO, IL 60634
PHONE: (312)637-9570

REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260

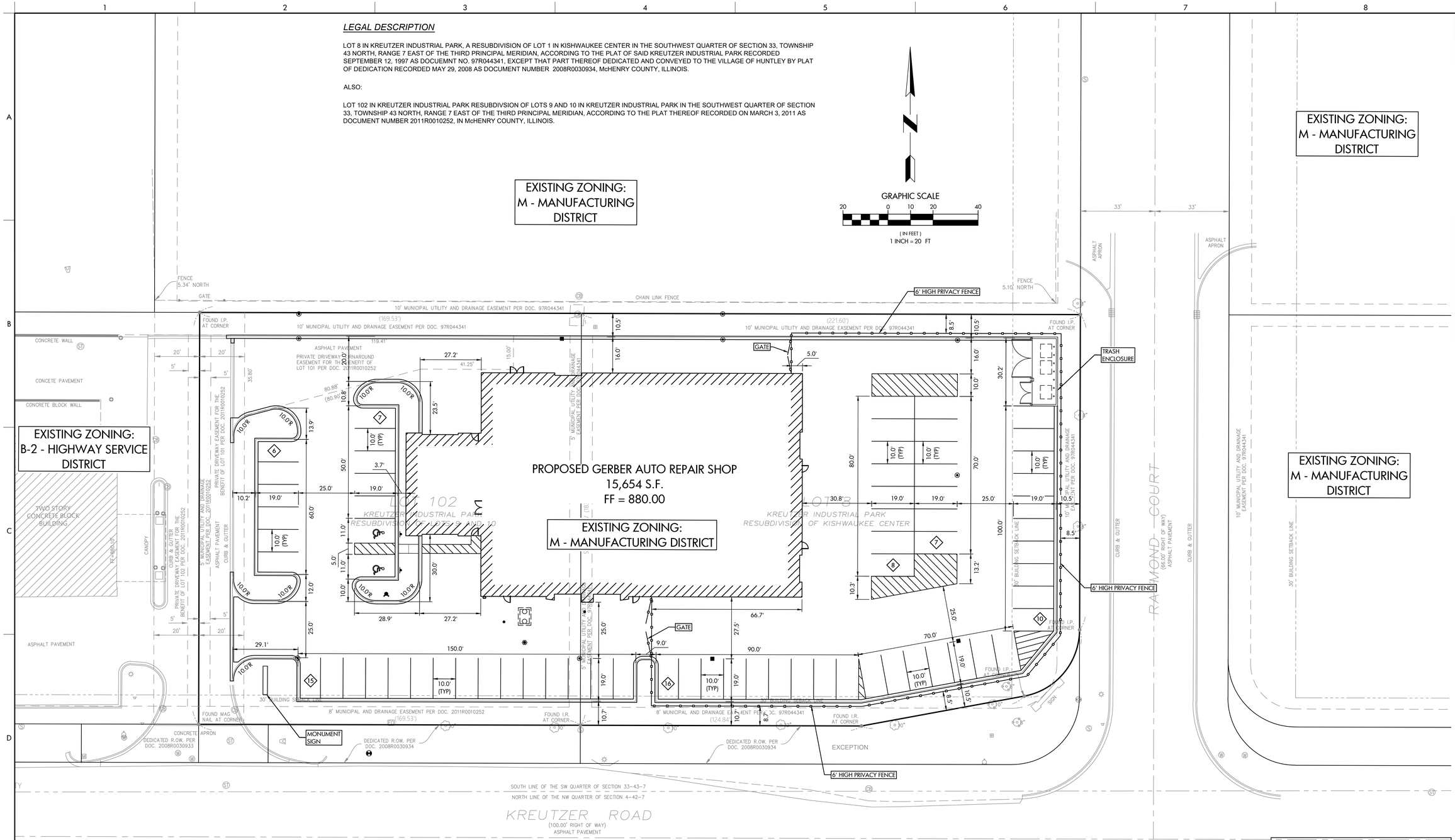
PROJECT NUMBER: 210221
DATE: 11/28/2021
SHEET: 1 OF 1
DRAWING NUMBER: PLAT

LEGAL DESCRIPTION

LOT 8 IN KREUTZER INDUSTRIAL PARK, A RESUBDIVISION OF LOT 1 IN KISHWAUKEE CENTER IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID KREUTZER INDUSTRIAL PARK RECORDED SEPTEMBER 12, 1997 AS DOCUEMNT NO. 97R044341, EXCEPT THAT PART THEREOF DEDICATED AND CONVEYED TO THE VILLAGE OF HUNTLEY BY PLAT OF DEDICATION RECORDED MAY 29, 2008 AS DOCUMENT NUMBER 2008R0030934, McHENRY COUNTY, ILLINOIS.

ALSO:

LOT 102 IN KREUTZER INDUSTRIAL PARK RESUBDIVSION OF LOTS 9 AND 10 IN KREUTZER INDUSTRIAL PARK IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 3, 2011 AS DOCUMENT NUMBER 2011R0010252, IN McHENRY COUNTY, ILLINOIS.



SITE DATA
TOTAL SITE AREA = 70,583 SF = 1.62 AC
PROPOSED PERVIOUS AREA = 11,791 SF = 0.27 AC PROPOSED IMPERVIOUS AREA = 58,808 SF = 1.35 AC
PERCENT IMPERVIOUS AREA = 83.31%
PROPOSED BUILDING AREA = 15,654 G.S.F.
PARKING SUMMARY
PARKING REQUIRED 2 SPACES PER SERVICE BAY 11 SERVICE BAYS x 2 = 22 SPACES REQUIRED
PARKING PROVIDED CUSTOMER PARKING: REGULAR SPACES PROVIDED = 26 SPACES HANDICAP SPACES PROVIDED = 2 SPACES
TOTAL CUSTOMER SPACES PROVIDED = 28 SPACES
REPAIR STORAGE PARKING: TOTAL REPAIR STORAGE SPACES PROVIDED = 41 SPACES

REVISIONS

2	04-01-22	REVISED PER VILLAGE REVIEW
1	03-01-22	REVISED PER VILLAGE REVIEW

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

CIVWORKS Consulting, LLC

3343 N. NEVA AVENUE
CHICAGO, ILLINOIS 60634
Ph: (312) 637-9570
Fax: (312) 637-9454
E-mail: info@civworks.com
Web: www.civworks.com

SHEET TITLE: PRELIMINARY SITE PLAN

PROJECT: PROPOSED GERBER AUTO REPAIR SHOP
11850 KREUTZER ROAD, HUNTLEY, IL 60142

PROJ. MGR.:	OP
DRAWN BY:	OP
FIRST ISSUE DATE:	11-30-2021
SCALE:	1"=20'

SHEET NO.
PSP

PROJ. NUMBER: 21006

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PROPOSED GERBER AUTO REPAIR SHOP

11850 KREUTZER ROAD
HUNTLEY, IL 60142

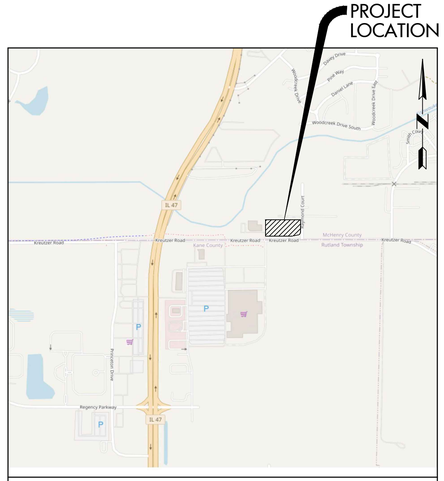
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		LIGHT STANDARD/DOUBLE LIGHT STANDARD
		WATER VALVE VAULT
		WATER VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		SANITARY MANHOLE
		FLARED END SECTION
		STORM INLET
		STORM CATCH BASIN
		STORM MANHOLE
		CLEANOUT
		STORM SEWER PIPE
		SANITARY SEWER PIPE
W	W	WATER MAIN PIPE
FM	FM	FORCEMAIN PIPE
		STORM SEWER SERVICE
		SANITARY SEWER SERVICE
		WATER MAIN SERVICE
615.90 / 610.20	615.90 / 610.20	SANITARY RIM ELEVATION / SANITARY INVERT ELEVATION
616.50	616.50 / 28+00	WATER GRADE RING ELEVATION / WATER STATION LOCATION
615.90 / 606.20	615.90 / 606.20	STORM RIM ELEVATION / STORM INVERT ELEVATION
	XX	PROPOSED SANITARY STRUCTURE LABEL
	FH-XX	PROPOSED WATER STRUCTURE LABEL
	XX	PROPOSED STORM STRUCTURE LABEL
		PROPOSED RETAINING WALL
		CURB AND GUTTER
		DEPRESSED CURB AND GUTTER
		REVERSE CURB AND GUTTER
		SIDEWALK
		SWALE FLOW ARROW
		DRAINAGE ARROW
		OVERLAND FLOW
64	64	1 FOOT CONTOURS
		ACCESSIBLE CURB RAMP

PRELIMINARY SITE DEVELOPMENT PLANS



AERIAL MAP N.T.S.



VICINITY MAP N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DRAWING TITLE
C1.0	CIVIL ENGINEERING COVER SHEET
C2.0	EXISTING CONDITIONS (BY OTHERS)
C3.0	SITE DIMENSIONAL AND PAVING PLAN
C4.0	SITE UTILITY PLAN
C5.0	SITE GRADING AND EROSION CONTROL PLAN
DRAWINGS BY OTHERS (VILLAGE OF HUNTLEY)	
1 OF 8	STANDARD DETAILS - GENERAL NOTES
2 OF 8	STANDARD DETAILS - APPROVED MATERIALS LIST
3 OF 8	STANDARD DETAILS
4 OF 8	STANDARD DETAILS
5 OF 8	STANDARD DETAILS
6 OF 8	STANDARD DETAILS
7 OF 8	STANDARD DETAILS
8 OF 8	STANDARD DETAILS

ABBREVIATIONS

ADJ	ADJUST	E	ELECTRIC	MH	STORM MANHOLE	RT	RIGHT
AGG.	AGGREGATE GRAVEL	E-E	EDGE TO EDGE	MIN.	MINIMUM	SAN	SANITARY SEWER
B.A.M.	BIT. AGG. MIXTURE	ELEV.	ELEVATION	NWL	NORMAL WATER LEVEL	SF	SQUARE FOOT
B-B	BACK TO BACK	E/P	EDGE OF PAVEMENT	OLID	OPEN LID	SHLD.	SHOULDER
B/P	BOTTOM OF PIPE	EX.	EXISTING	P.E.	PRIVATE ENTRANCE	SL	STREET LIGHT
B/WALL	GROUND AT BOTTOM OF WALL	F.E.	FIELD ENTRANCE	PERF.	PERFORATED	SMH	SANITARY MANHOLE
B.B.	BUFFALO BOX	F-F	FACE TO FACE	PC	POINT OF CURVE	ST	STORM SEWER
BIT.	BITUMINOUS CONCRETE	FF	FINISHED FLOOR	P.C.C.	PORTLAND CEMENT CONCRETE	STA.	STATION
BM	BENCHMARK	FES	FLARED END SECTION	PCC	POINT OF COMPOUND CURVE	STD	STANDARD
B.O.	BY OTHERS	FH	FIRE HYDRANT	PGL	PROFILE GRADE LINE	SW	SIDEWALK
C.E.	COMMERCIAL ENTRANCE	F/L	FLOW LINE	PI	POINT OF INTERSECTION	SY	SQUARE YARDS
CB	CATCH BASIN	FM	FORCE MAIN	PL	PROPERTY LINE	TBR	TO BE REMOVED
CL	CENTERLINE	G	GROUND	PP	POWER POLE	T	TELEPHONE
CLID	CLOSED LID	GAS	GAS	PROP.	PROPOSED	T-A	TYPE A
CMP	CORRUGATED METAL PIPE	G/F	GRADE AT FOUNDATION	PT	POINT OF TANGENCY	T/C	TOP OF CURB
CNTRL	CONTROL	GW	GUY WIRE	PVC	POLYVINYL CHLORIDE PIPE	T/F	TOP OF FOUNDATION
C.O.	CLEAN OUT	H.C.	HANDICAP	P.V.C.	POINT OF VERTICAL CURVE	T/P	TOP OF PIPE
CONC.	CONCRETE	HDWL	HEADWALL	PVI	POINT OF VERTICAL INTERSECTION	T/W	TOP OF WALK
CY	CUBIC YARD	HH	HANDHOLE	PVT	POINT OF VERTICAL TANGENCY	T/WALL	TOP OF WALL
D	DITCH	HWL	HIGH WATER LEVEL	P	PAVEMENT	TEMP	TEMPORARY
DIA.	DIAMETER	INL	INLET	R	RADIUS	TRANS	TRANSFORMER
DIP	DUCTILE IRON PIPE	INV.	INVERT	R.O.W.	RIGHT-OF-WAY	V.B.	VALVE BOX
DIWM	DUCTILE IRON WATER MAIN	IP	IRON PIPE	RCP	REINFORCED CONCRETE PIPE	V.V.	VALVE VAULT
DT	DRAIN TILE	MAX.	MAXIMUM	REM	REMOVAL	WL	WATER LEVEL
D.S.	DOWN SPOUT	MB	MAILBOX	RR	RAILROAD	WM	WATER MAIN

Call Before You Dig JULIE ILLINOIS ONE CALL SYSTEM

CONTACT JULIE AT 811
OR 800-892-0123

48 HOURS (2 working days) BEFORE YOU DIG

NOTE:
THE LOCATION, ELEVATION, SIZE, AND TYPES OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, ELEVATION, SIZE AND TYPES OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISIONS

1	03-01-22	REVISED PER VILLAGE REVIEW

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS
CIVWORKS Consulting, LLC
3343 N. NEVA AVENUE
CHICAGO, ILLINOIS 60634
Ph: (312) 637-9570
Fax: (312) 637-9454
E-mail: info@civworks.com
Web: www.civworks.com

SHEET TITLE: CIVIL ENGINEERING COVER SHEET

PROJECT: PROPOSED GERBER AUTO REPAIR SHOP
11850 KREUTZER ROAD, HUNTLEY, IL 60142

PROJ. MGR.:	OP
DRAWN BY:	OP
FIRST ISSUE DATE:	11-30-2021
SCALE:	N.T.S.

SHEET NO.
C1.0

PROJ. NUMBER: 21006

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EX. ASPHALT PAVEMENT TO BE USED AS CONSTRUCTION ENTRANCE FOR AS LONG AS POSSIBLE THEN REMOVED

EX. CURB AND GUTTER TO BE REMOVED

EX. CURB AND GUTTER TO BE REMOVED

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 INCH = 20 FT

REVISIONS

1	03-01-22	REVISED PER VILLAGE REVIEW

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SHEET TITLE: EXISTING CONDITIONS (BY OTHERS)

PROJECT: PROPOSED GERBER AUTO REPAIR SHOP
11850 KREUTZER ROAD, HUNTLEY, IL 60142

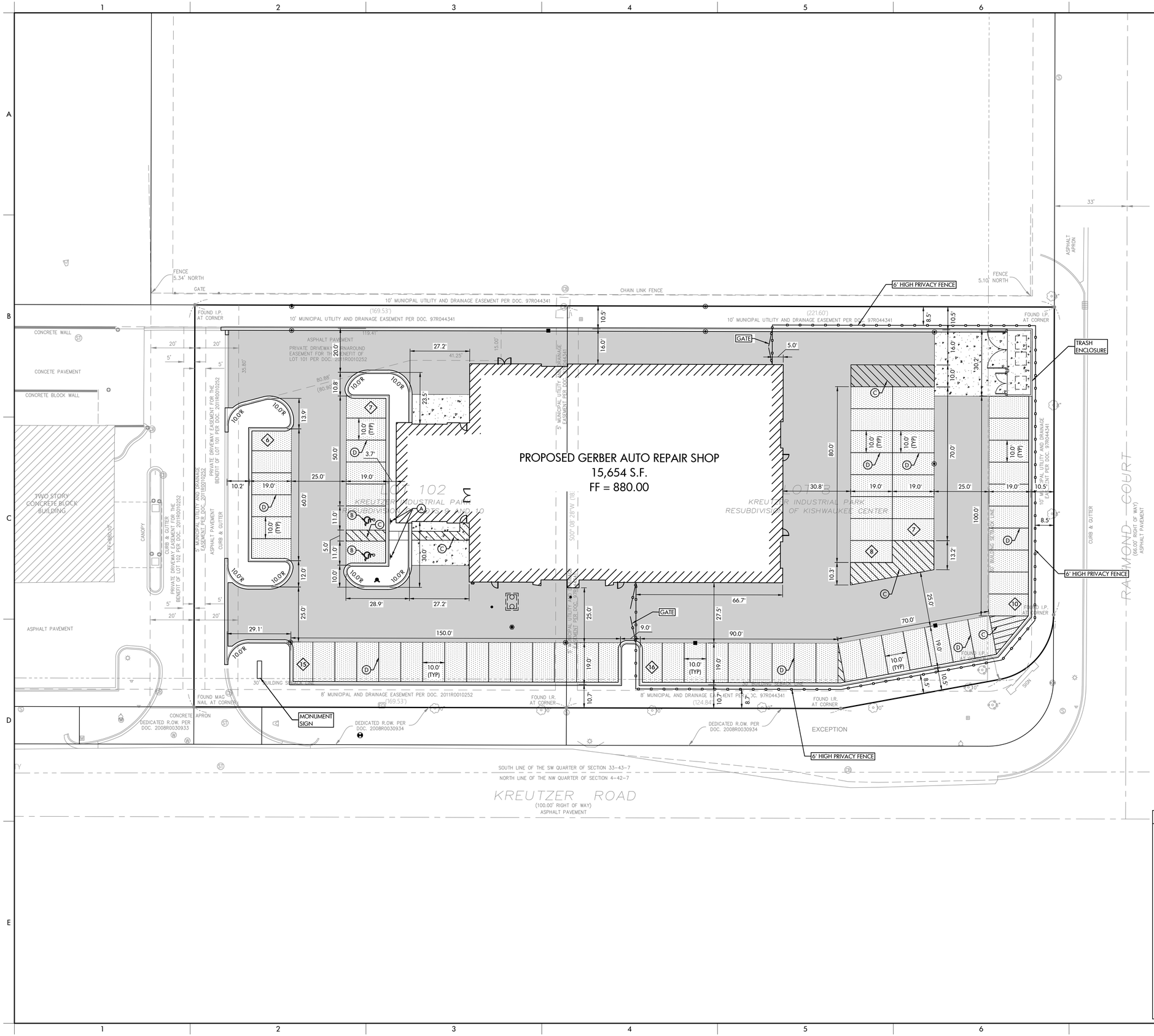
PROJ. MGR.:	OP
DRAWN BY:	OP
FIRST ISSUE DATE:	11-30-2021
SCALE:	1"=20'

SHEET NO.

C2.0

PROJ. NUMBER: 21006

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SITE DATA

TOTAL SITE AREA = 70,583 SF = 1.62 AC

PROPOSED PERVIOUS AREA = 11,791 SF = 0.27 AC
PROPOSED IMPERVIOUS AREA = 58,808 SF = 1.35 AC

PERCENT IMPERVIOUS AREA = 83.31%

PROPOSED BUILDING AREA = 15,654 G.S.F.

PARKING SUMMARY

PARKING REQUIRED
2 SPACES PER SERVICE BAY
11 SERVICE BAYS x 2 = 22 SPACES REQUIRED

PARKING PROVIDED
CUSTOMER PARKING:
REGULAR SPACES PROVIDED = 26 SPACES
HANDICAP SPACES PROVIDED = 2 SPACES

TOTAL CUSTOMER SPACES PROVIDED = 28 SPACES

REPAIR STORAGE PARKING:
TOTAL REPAIR STORAGE SPACES PROVIDED = 41 SPACES

SITE PLAN KEYED NOTES

(A) R7-8 HANDICAP PARKING SIGN (12"X18") WITH $250 FINE
(B) HANDICAP SYMBOL PER LATEST ADA STANDARDS
(C) 4" SOLID YELLOW AT 24" C-C AT 45 DEGREES
(D) 4" SOLID YELLOW STRIPE (TYP)

GENERAL NOTES

1. ALL DIMENSIONS AND CURB RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB SHALL BE B6.12 CURB AND GUTTER.
3. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
4. ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) STANDARDS, LATEST EDITION.
5. PARKING SPACES SHALL BE ANGLED AT 90° TO THE ASSOCIATED DRIVE AISLE UNLESS OTHERWISE NOTED.
6. DETECTABLE WARNING STRIPS WITH TRUNCATED DOMES ON ALL CURB RAMPS SHALL CONSIST OF CONTRASTING COLOR TO ADJACENT PAVEMENT COLOR PER IDOT REGULATIONS, PREFERRED COLOR IS RED (FEDERAL COLOR STANDARD 30166)
7. REFER TO ARCHITECTURAL AND SIGNAGE PLANS FOR ANY ADDITIONAL SITE SIGNAGE AND PAVEMENT MARKINGS.
8. ALL TRAFFIC SIGNS SHALL BE INSTALLED AT 7' HIGH MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF SIGN.

SITE PAVING LEGEND

HEAVY DUTY ASPHALT PAVEMENT
2.0" BITUMINOUS SURFACE COURSE, HOT MIX ASPHALT, MIX D, N50
2.5" BITUMINOUS BINDER COURSE, HOT MIX ASPHALT, IL-19, N50
4.0" BITUMINOUS BASE COURSE, HOT MIX ASPHALT, IL-19, N50
6" AGGREGATE BASE COURSE, TYPE B (IDOT GRAD CA-6)

LIGHT DUTY ASPHALT PAVEMENT
2.0" BITUMINOUS SURFACE COURSE, HOT MIX ASPHALT, MIX D, N50
2.5" BITUMINOUS BINDER COURSE, HOT MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE, TYPE B (IDOT GRAD CA-6)

CONCRETE PAVEMENT
8" P.C. CONCRETE PAVEMENT
6x6 - W2.9 x W2.9 WWF @ MIDPOINT OF CONCRETE THICKNESS
4" AGGREGATE BASE (CA-6)

SIDEWALK PAVEMENT
5" P.C. CONCRETE PAVEMENT (THICKEN TO 8" AT DRIVEWAYS)
4" AGGREGATE BASE (CA-6)

REVISIONS

1	03-01-22	REVISED PER VILLAGE REVIEW

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS
CIVWORKS Consulting, LLC
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E-mail: info@civworks.com
Web: www.civworks.com

SHEET TITLE: SITE DIMENSIONAL AND PAVING PLAN

PROJECT: PROPOSED GERBER AUTO REPAIR SHOP
11850 KREUTZER ROAD, HUNTLEY, IL 60142

PROJ. MGR.:	OP
DRAWN BY:	OP
FIRST ISSUE DATE:	11-30-2021
SCALE:	1"=20'

SHEET NO.
C3.0

PROJ. NUMBER: 21006

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NOTE:
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GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT

N

PROPOSED GERBER AUTO REPAIR SHOP
15,654 S.F.
FF = 880.00

MH-3 (4' DIA.) ; PERF. LID
877.30
872.96
868.97±

MH-6 (4' DIA.) ; SOLID LID
878.30
873.40
870.20±

CB-1 (4' DIA.) ; PERF. LID
877.20
873.04

INL-1 (2' DIA.) ; PERF. LID
879.80
876.80

CB-2 (4' DIA.) ; PERF. LID
879.20
873.48

MH-5 (4' DIA.) ; PERF. LID
878.80
873.98

MH-4 (4' DIA.) ; PERF. LID
878.60
874.26

MH-2 (4' DIA.) ; PERF. LID
878.50
874.42

MH-1 (4' DIA.) ; PERF. LID
879.15
875.03

INL-2 (2' DIA.) ; PERF. LID
879.15
876.15

INL-3 (2' DIA.) ; PERF. LID
878.70
875.70

SMH-A (4' DIA)
879.65
6" NW 873.90
6" SW 872.05

8'-15" RCP ST AT 1.00%
138'-15" RCP ST AT 1.00%
100'-12" RCP ST AT 0.50%
55'-12" RCP ST AT 0.50%
72'-12" RCP ST AT 2.00%
121'-12" RCP ST AT 0.50%
56'-12" RCP ST AT 2.00%
23'-6" PVC SAN AT 1.00%
8'-4" PVC SAN AT 1.50%
30'-4" PVC SAN AT 1.50%
45'-6" PVC SAN AT 1.00%

1,000 GALLON OIL AND SAND SEPARATOR
HYDRANT
FDC
6" DIP
CLEAN OUT
6" SAN 872.29
PRESSURE CONNECTION IN VAULT TO EX. WM
CORE AND CONNECT TO EX. SANITARY MH INVERT = 871.60

LOT 102
KREUTZER INDUSTRIAL PARK
RESUBDIVISION OF LOTS 9 AND 10

LOT 8
KREUTZER INDUSTRIAL PARK
RESUBDIVISION OF KISHWAUKEE CENTER

KREUTZER ROAD
(100.00' RIGHT OF WAY)
ASPHALT PAVEMENT

RAYMOND COURT
(60' RIGHT OF WAY)
ASPHALT PAVEMENT

TWO STORY CONCRETE BLOCK BUILDING
CANOPY
CONCRETE WALK
CONCRETE PAVEMENT
CONCRETE BLOCK WALL
ASPHALT PAVEMENT
CONCRETE APRON
ASPHALT APRON
FENCE 5.34' NORTH
FENCE 5.10' NORTH
GATE
CHAIN LINK FENCE
RIP RAP
SIGN

STM MH RIM=876.56 INV=871.61
STM CB RIM=878.11 INV=872.46
STM CB RIM=878.64 INV=872.99' N,S INV=873.19' SW
STM CB RIM=878.57 INV=873.82'
STM CB RIM=878.59 INV=873.44'
STM MH RIM=878.42 INV=873.52'
STM CB RIM=876.38' BOTTOM=869.78'
SAN MH RIM=877.69' INV=869.74'
STM CB RIM=877.23' INV=871.98'
SAN MH RIM=878.44' INV=867.69'
STM INL RIM=877.37' INV=871.57' E INV=871.32' W
SAN MH RIM=878.78' INV=868.93'W
VALVE VAULT RIM=878.12' T/P=871.87'
VALVE VAULT RIM=878.19' T/P=871.84'
STM MH RIM=878.47' INV=870.47'
FOUND I.P. AT CORNER
FOUND I.R. AT CORNER
FOUND MAG NAIL AT CORNER

10' MUNICIPAL UTILITY AND DRAINAGE EASEMENT PER DOC. 97R044341
8' MUNICIPAL AND DRAINAGE EASEMENT PER DOC. 2011R0010252
3' MUNICIPAL UTILITY EASEMENT PER DOC. 97R044341
PRIVATE DRIVEWAY EASEMENT FOR THE BENEFIT OF LOT 101 PER DOC. 2011R0010252
DEDICATED R.O.W. PER DOC. 2008R0030934
30' BUILDING SETBACK LINE
50' BUILDING SETBACK LINE
SOUTH LINE OF THE SW QUARTER OF SECTION 33-43-7
NORTH LINE OF THE NW QUARTER OF SECTION 4-42-7

(169.53')
(221.60')
(124.84')
119.41'
41.25'
80.88'
(80.90')
15.00'
35.80'
20'
5'
12" RCP
24" RCP
36" RCP
6" PVC
8" PVC
INV=868.96'
INV=877.18'
FF=880.00'

GENERAL UTILITY NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS BASED ON BEST AVAILABLE RECORDS AT THIS TIME. THE CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND DEPTH BEFORE ORDERING ANY MATERIAL, OR BEGINNING ANY PROPOSED CONSTRUCTION.
2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. FRAMES AND GRATES ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
   F&SL IN OPEN SPACE AND PAVEMENT: EJIW 1022-2 WITH TYPE M1 GRATE (NEENAH R2502-A)
   F&PL IN OPEN SPACE: EJIW 6527 WITH TYPE M1 GRATE (NEENAH R-2502-A)
   F&PL IN PAVEMENT: NEENAH R-2504-D (OR APPROVED EQUAL)

   F&PL ALONG STANDARD CURB LINE: EJIW 7000 WITH TYPE T1 BACK AND TYPE M1 GRATE (NEENAH R-3281-A); FOR B6-12 APPLICATIONS, WIDEN GUTTER SECTION TO ACCOMODATE THE LARGER GRATE SECTION.

   F&PL ALONG DEPRESSED CURB LINE: EJIW 7000 WITH TYPE M3 FLAT GRATE

   EJIW = EAST JORDAN IRON WORKS
   F&SL = FRAME AND SOLID LID
   F&PL = FRAME AND PERFORATED LID
4. SEE LANDSCAPE PLANS FOR PROPOSED TREE LOCATIONS.
5. UTILITY CROSSINGS BETWEEN WET UTILITIES (WATER, SANITARY, STORM) AND DRY UTILITIES (GAS, ELECTRIC, TELEPHONE, TELE-COMMUNICATIONS) SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE UTILITY COMPANIES TO ACCOMMODATE THE DESIGN OF THE WET UTILITY.
6. SEE ARCHITECTURAL AND PLUMBING PLANS FOR INVERT AND EXACT ENTRY LOCATION OF ALL BUILDING SERVICES.
7. THE ROUTING FOR TELEPHONE, ELECTRIC AND GAS SERVICE IF SHOWN IS FOR SCHEMATIC PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT THE INDIVIDUAL UTILITY COMPANIES TO DETERMINE ACTUAL ROUTE AND COORDINATE THEIR CONSTRUCTION.
8. DRY UTILITY CONDUITS SHALL MAINTAIN 5 FT. OF HORIZONTAL SEPARATION FROM OTHER UTILITIES EXCEPT AT CROSSINGS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL UTILITY PIPE CLEANING PRIOR TO UTILITY BEING PUT INTO SERVICE.
10. CONTRACTOR SHALL PROVIDE WATER MAIN PROTECTION IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
11. STRUCTURE ADJUSTMENTS SHALL BE ACCOMPLISHED USING ADJUSTING RINGS UP TO A MAXIMUM OF 8". STRUCTURE ADJUSTMENTS OF MORE THAN 12" IN HEIGHT SHALL BE ACCOMPLISHED BY REMOVING THE STRUCTURE TOP AND INSTALLING A NEW BARREL SECTION OF SUFFICIENT HEIGHT TO LIMIT THE REQUIRED ADJUSTING RING HEIGHT TO 8" OR LESS.
12. NEW DIP WATER SERVICE LINES SHALL BE PRESSURE TESTED AND CHLORINATED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS.
13. ALL DIP WATER MAIN 4" AND LARGER SHALL BE CLASS 52 DIP.
14. STORM SEWER LINES CROSSING OVER OR WITHIN 10' OF WATER MAIN SHALL BE RCP PIPE WITH C-361 O-RING GASKET JOINTS.

REVISIONS
1 | 03-01-22 | REVISED PER VILLAGE REVIEW

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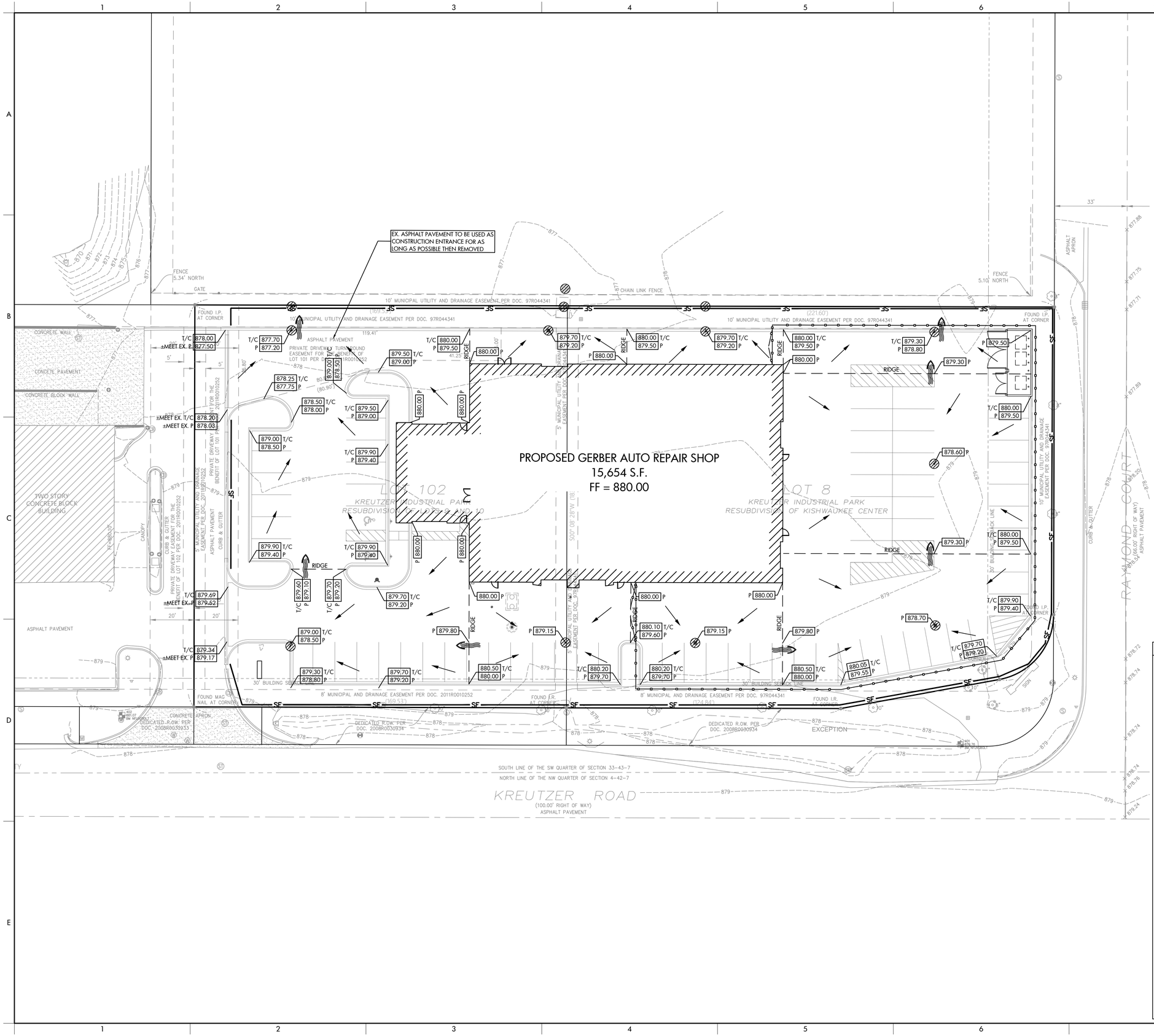
SHEET TITLE: SITE UTILITY PLAN
PROJECT: PROPOSED GERBER AUTO REPAIR SHOP
11850 KREUTZER ROAD, HUNTLEY, IL 60142

PROJ. MGR.:	OP
DRAWN BY:	OP
FIRST ISSUE DATE:	11-30-2021
SCALE:	1"=20'

SHEET NO.
C4.0

PROJ. NUMBER: 21006

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GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT

EROSION CONTROL LEGEND

SF — SILT FENCE OR SEDIMENT CONTROL LOGS

INLET FILTER BASKET

SITE RESTORATION NOTES

1. ALL RESTORATION WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHALL BE COMPLETED WITH TOPSOIL AND SOD.
2. AREAS TO BE GRADED AND PREPARED FOR SEEDING OR SOD SHALL HAVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL.

GRADING NOTES

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% MAX (1.00% MIN) CROSS SLOPE AND 5.00% MAX LONGITUDINAL SLOPE ON ALL SIDEWALKS. ALWAYS MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.
4. EXISTING TOPOGRAPHIC SURVEY WAS PREPARED BY OTHERS. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND BEFORE ORDERING MATERIALS. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES.
5. SEE LANDSCAPE PLANS FOR MORE INFORMATION ON SITE LANDSCAPING.

SUGGESTED CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. CONSTRUCT TEMPORARY STABILIZED CONSTRUCTION ENTRANCE.
3. SITE DEMOLITION AND EXCESS MATERIAL HAUL OFF.
4. CUT AND FILL SITE TO SUB-GRADE.
5. CONSTRUCT UNDERGROUND IMPROVEMENTS; SANITARY SEWER, WATERMAIN, STORM SEWER, ETC. INSTALL INLET PROTECTION IN AND AROUND DRAINAGE STRUCTURES AS THEY ARE CONSTRUCTED
6. CONSTRUCT PARKING LOT AND BUILDING IMPROVEMENTS PER PLAN.
7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING/SODDING AND LANDSCAPING.
8. REMOVE AND PROPERLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES.

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE ON THE SITE. CONTRACTOR TO MAINTAIN CONSTRUCTION ENTRANCE AND SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE CHECKED FOR STABILITY AND OPERATION AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCH OR GREATER OR EQUIVALENT SNOWFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. RECORDS OF THESE REQUIRED INSPECTIONS SHALL BE KEPT ON-SITE AT ALL TIMES THROUGHOUT CONSTRUCTION FOR REVIEW BY GOVERNMENTAL AGENCY INSPECTORS AS PER IEPA STANDARDS.
3. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED PER IEPA STANDARDS.
4. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
5. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 7 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
6. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, THEN SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED DURING CONSTRUCTION.
7. OFF-SITE STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
8. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
9. ANY SOIL, MUD OR DEBRIS WASHED, TRACKED OR DEPOSITED ONTO A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORK DAY.
10. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE, SAID GRAVEL DRIVE SHALL BE INSTALLED WITHIN 3 DAYS OF EXISTING PAVEMENT REMOVAL AND BEFORE ANY NEW CONSTRUCTION BEGINS AT THE SITE.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE MUNICIPALITY AS CONSTRUCTION PROGRESSES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

REVISIONS

1	03-01-22	REVISED PER VILLAGE REVIEW

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SHEET TITLE: SITE GRADING AND EROSION CONTROL PLAN

PROJECT: PROPOSED GERBER AUTO REPAIR SHOP
11850 KREUTZER ROAD, HUNTLEY, IL 60142

PROJ. MGR.:	OP
DRAWN BY:	OP
FIRST ISSUE DATE:	11-30-2021
SCALE:	1"=20'

SHEET NO.
C5.0

PROJ. NUMBER: 21006

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FENCE DESIGN IMAGE

1 ARCHITECTURAL SITE PLAN PLAN
1/16"=1'-0"

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HUNTLEY, ILLINOIS 60142

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DATE	SUBMITTED FOR
02/08/22	DESIGN REVIEW
02/10/22	DESIGN REVIEW
03/10/22	DESIGN REVIEW
04/01/22	DESIGN REVIEW

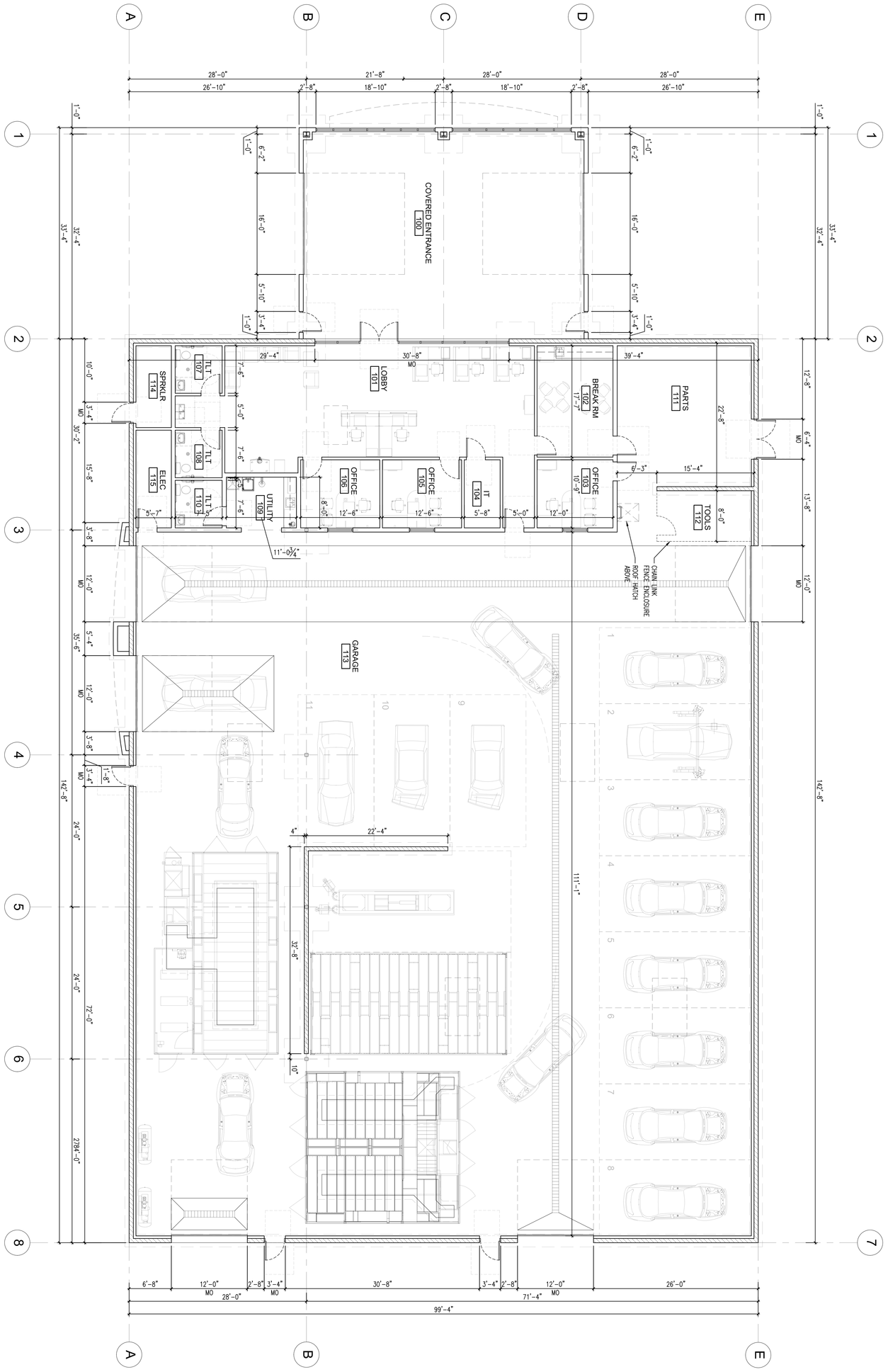
SHEET TITLE
ARCH SITE PLAN

DATE
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JOB NO.
3064

SHEET
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1 FIRST FLOOR PLAN
1/8"=1'-0"

NOT FOR CONSTRUCTION

SHEET	A1.0
JOB NO.	3084
DATE	—
SHEET KEY	FIRST FLOOR PLAN

DATE	SUBMITTED FOR
02/06/23	DESIGN REVIEW
03/10/23	DESIGN REVIEW
04/11/23	DESIGN REVIEW

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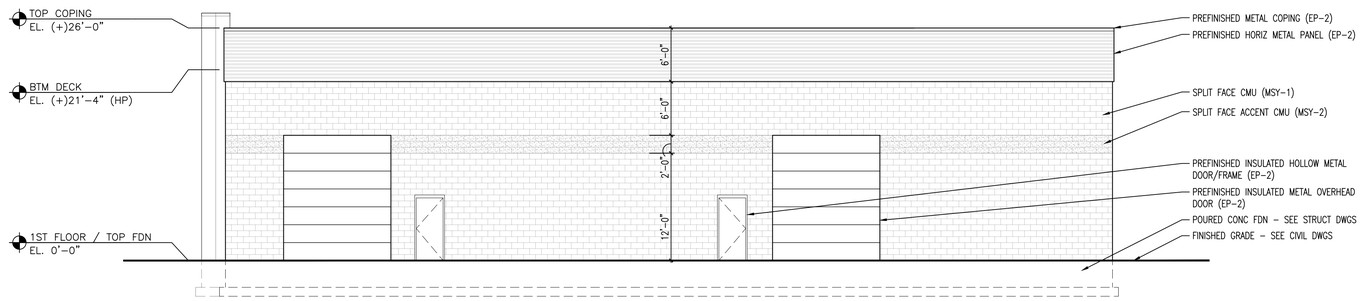
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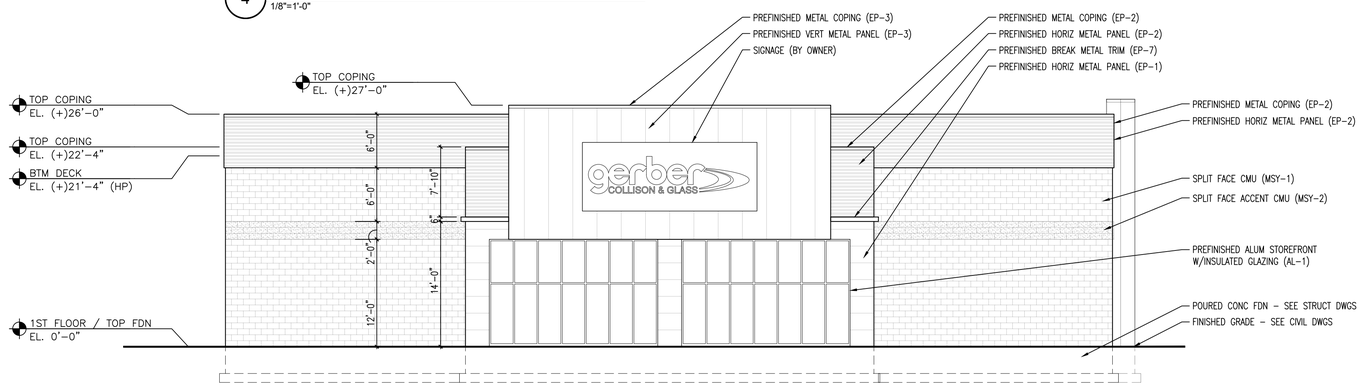
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EXTERIOR FINISHES

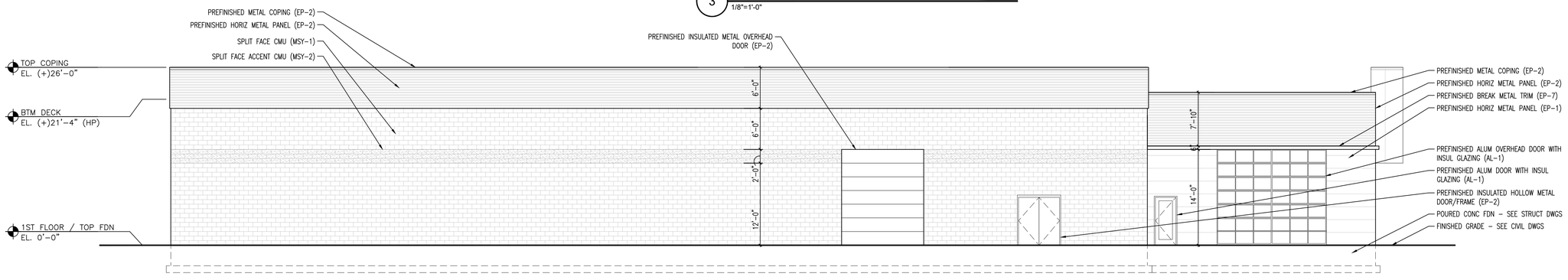
KEY	MATERIAL	COLOR	REMARKS
MSY-1	SPLIT FACE CMU	TBD - LT. GREY	
MSY-2	SPLIT FACE CMU ACCENT	TBD - DK. GREY	
EP-2	PAINT - METAL	PPG #430 CUSTOM GREY	4216-0300L, PITT-TECH PLUS SEMI-GLOSS
EP-3	PAINT - METAL	PPG #287 CUSTOM BLUE	4216-0500L, PITT-TECH PLUS SEMI-GLOSS DTM
EP-7	PAINT - METAL	9916 - RICH BLACK	
AL-1	ALUMINUM	CLEAR ANODIZED	



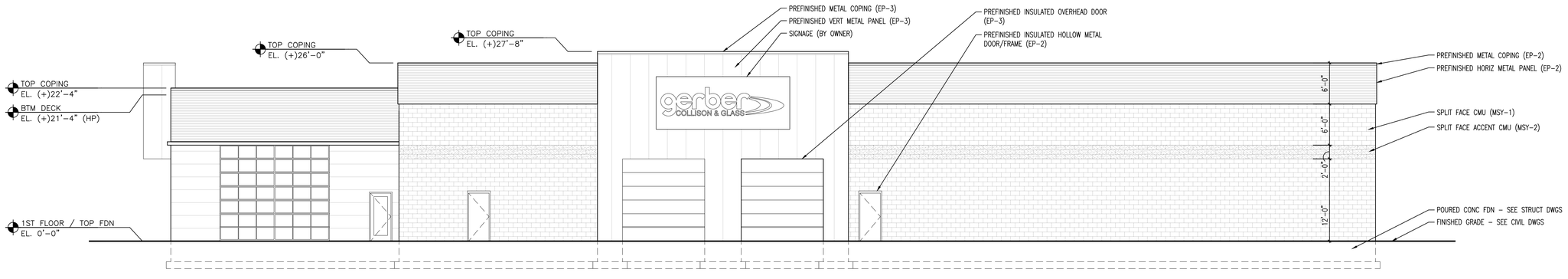
4 EXTERIOR ELEVATION - EAST
1/8"=1'-0"



3 EXTERIOR ELEVATION - WEST
1/8"=1'-0"



2 EXTERIOR ELEVATION - NORTH
1/8"=1'-0"



1 EXTERIOR ELEVATION - SOUTH
1/8"=1'-0"

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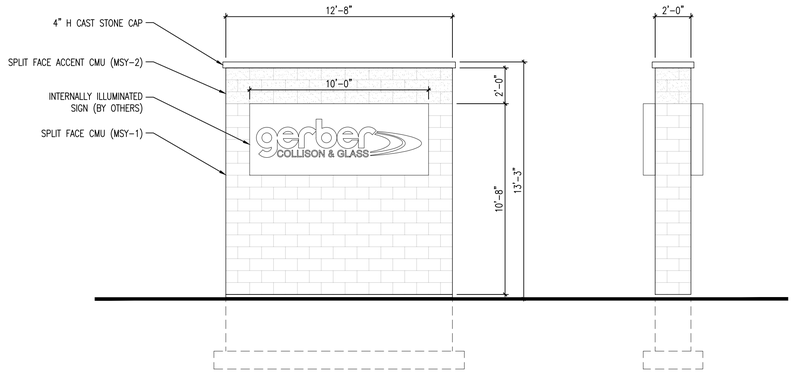
DATE	SUBMITTED FOR
02/08/22	DESIGN REVIEW
02/10/22	DESIGN REVIEW
03/10/22	DESIGN REVIEW
04/01/22	DESIGN REVIEW

SHEET TITLE
EXTERIOR ELEVATIONS

DATE
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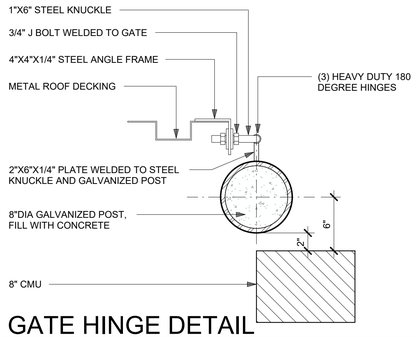
JOB NO.
3064

SHEET
A2.0



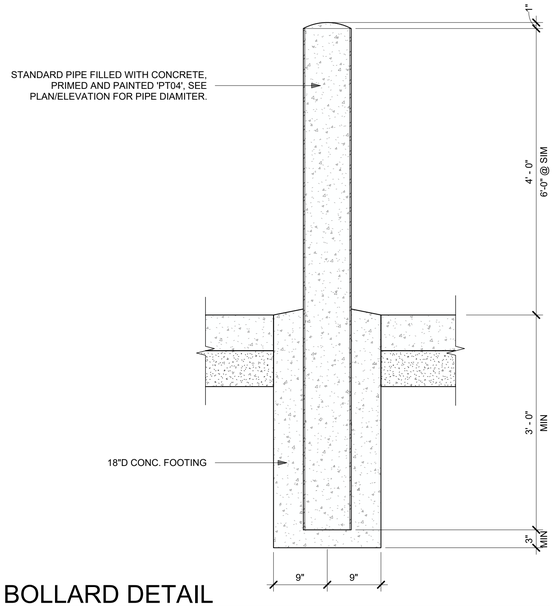
8 MONUMENT SIGN ELEVATION

SCALE: 1/2" = 1'-0" AS102



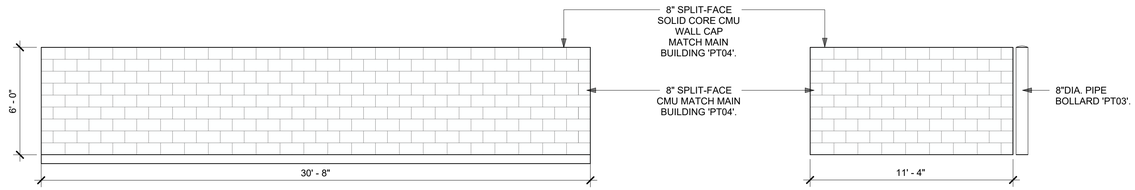
7 GATE HINGE DETAIL

SCALE: 1 1/2" = 1'-0" AS102



6 BOLLARD DETAIL

SCALE: 1" = 1'-0" AS102

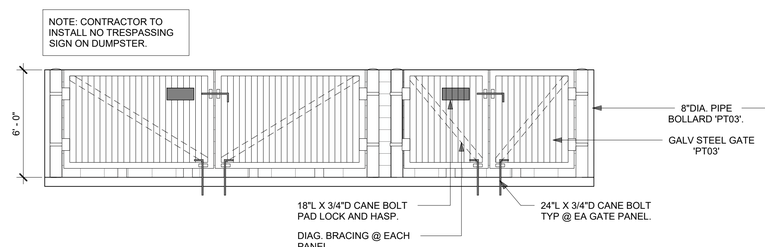


2 DUMPSTER ENCLOSURE

SCALE: 1/4" = 1'-0" AS102

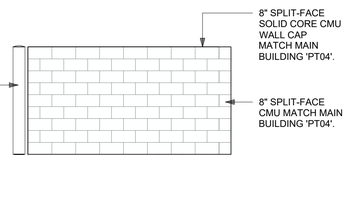
3 DUMPSTER ENCLOSURE

SCALE: 1/4" = 1'-0" AS102



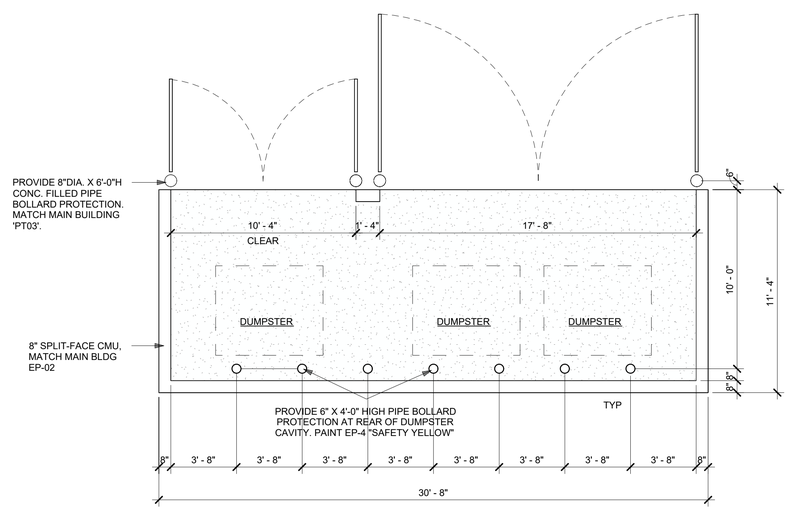
5 DUMPSTER ENCLOSURE

SCALE: 1/4" = 1'-0" AS102



4 DUMPSTER ENCLOSURE

SCALE: 1/4" = 1'-0" AS102



1 DUMPSTER ENCLOSURE

SCALE: 1/4" = 1'-0" AS102

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DATE	SUBMITTED FOR
02/08/22	DESIGN REVIEW
02/10/22	DESIGN REVIEW
03/10/22	DESIGN REVIEW
04/01/22	DESIGN REVIEW

SHEET TITLE
TRASH ENCLOSURE

DATE
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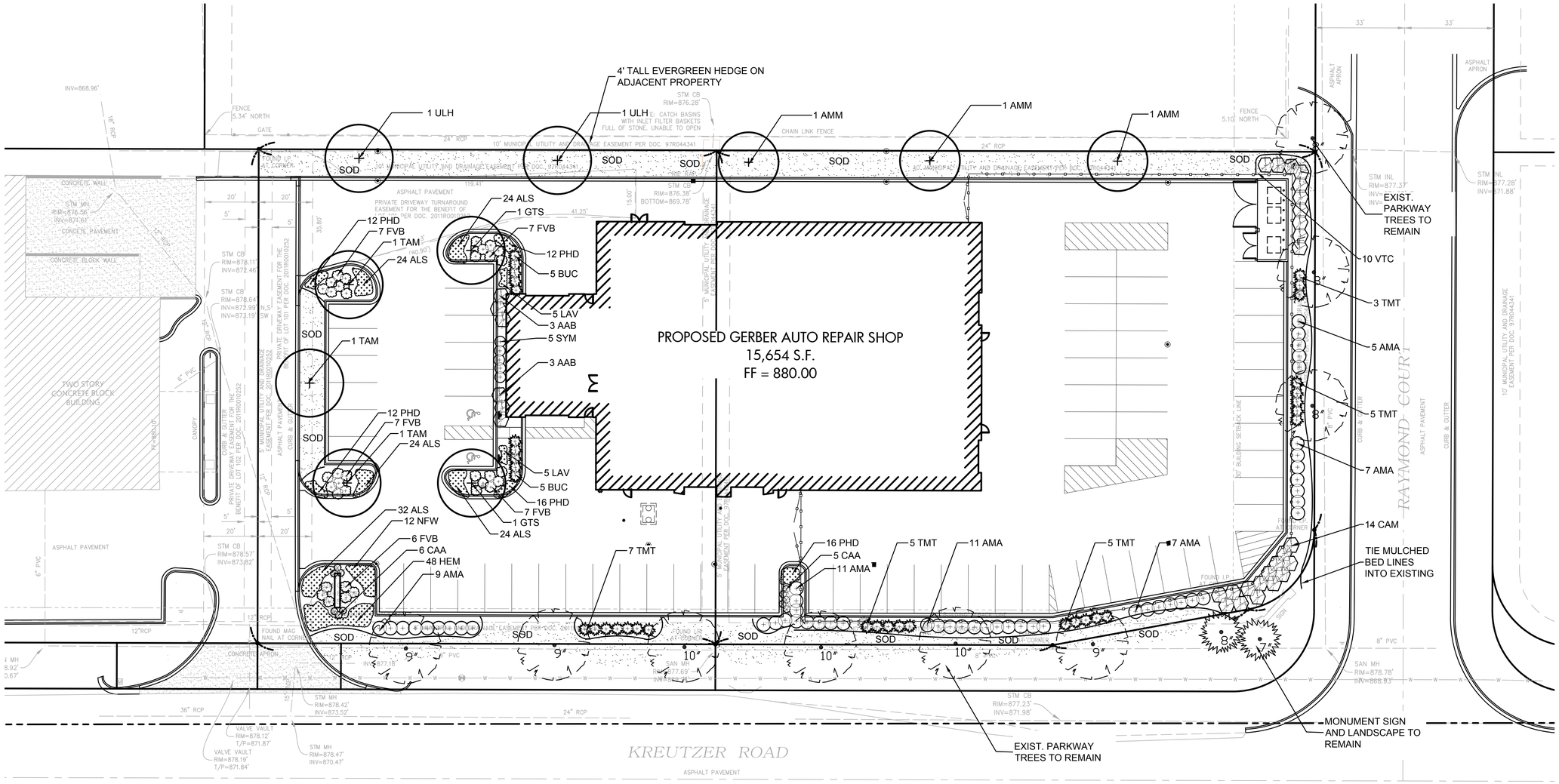
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JTS ARCHITECTS



1 LANDSCAPE PLAN

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AMM	3.0" CAL.	3	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B
GTS	3.0" CAL.	2	GLEDITSIA TRI. 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B
TAM	3.0" CAL.	3	TILIA AMERICANA 'MCKSENTRY'	AMERICAN SENTRY LINDEN	B&B
ULH	3.0" CAL.	2	ULMUS 'REGAL'	REGAL ELM	B&B
DECIDUOUS SHRUBS					
AAB	36" HT.	6	ARONIA ARBUT. 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	B&B
AMA	24" HT.	50	ARONIA MELANO. 'ELATA'	ELATA CHOKEBERRY	B&B
CAM	36" HT.	14	CORNUS ALBA 'ARGENTEO MARG.'	CREAM EDGE DOGWOOD	B&B
FVB	18" W.	34	FORSYTHIA VIRI. 'BRONXENSIS'	BRONX FORSYTHIA	B&B
SYM	24" HT.	5	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	B&B
VTC	36" HT.	10	VIBURNUM TRILOBUM 'ALFREDO'	ALFREDO AMER.CRANBERRY BUSH	B&B
EVERGREEN SHRUBS					
BUC	24" HT.	10	BUXUS MICRO. X. GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	B&B
TMT	24" W.	25	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	B&B
ORNAMENTAL GRASSES					
CAA	#3 CONT	11	CALAMAGROSTIS ACUT. 'STRICTUS'	STRICTUS FEATHER REED GRASS	
GROUNDCOVER / PERENNIALS					
ALS	#1 CONT.	128	ALLUM TANGUT. 'SUMMER BEAUTY'	SUMMER BEAUTY WILD OINION	18" O.C.
HEM	#1 CONT.	48	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	15" O.C.
LAV	#1 CONT.	10	LAVENDULA 'MUNSTEAD STRAIN'	MUNSTEAD ENGLISH LAVENDAR	24" O.C.
NFW	#1 CONT.	12	NEPETA FASSENI 'WALKER'S LOW'	WALKERS LOW CATMINT	24" O.C.
PHD	#1 CONT.	68	PHLOX DIVARICATA	BLUE PHLOX	15" O.C.
SOD	SQ. YD.	728	SODDED LAWN		

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SODDED LAWN

N

SHEET SCALE 1"=20'
0' 10' 20' 40' 60'

LG Workshop, LLC
Landscape Architecture
Site Planning
Illustration
2324 W. Armitage Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR
157-001000
STATE OF ILLINOIS
EXPIRES 08/2023

PROJECT TEAM

CIVIL ENGINEER:
CivWorks Consulting, LLC

gerber COLLISION & GLASS

11850 Kreutzer Road,
Huntley, IL 60142

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	11-30-2021
2.	Rev's per Village Review	03-01-2022
3.	Rev's per Village Review	04-01-2022

SET TYPE
LANDSCAPE PLANS

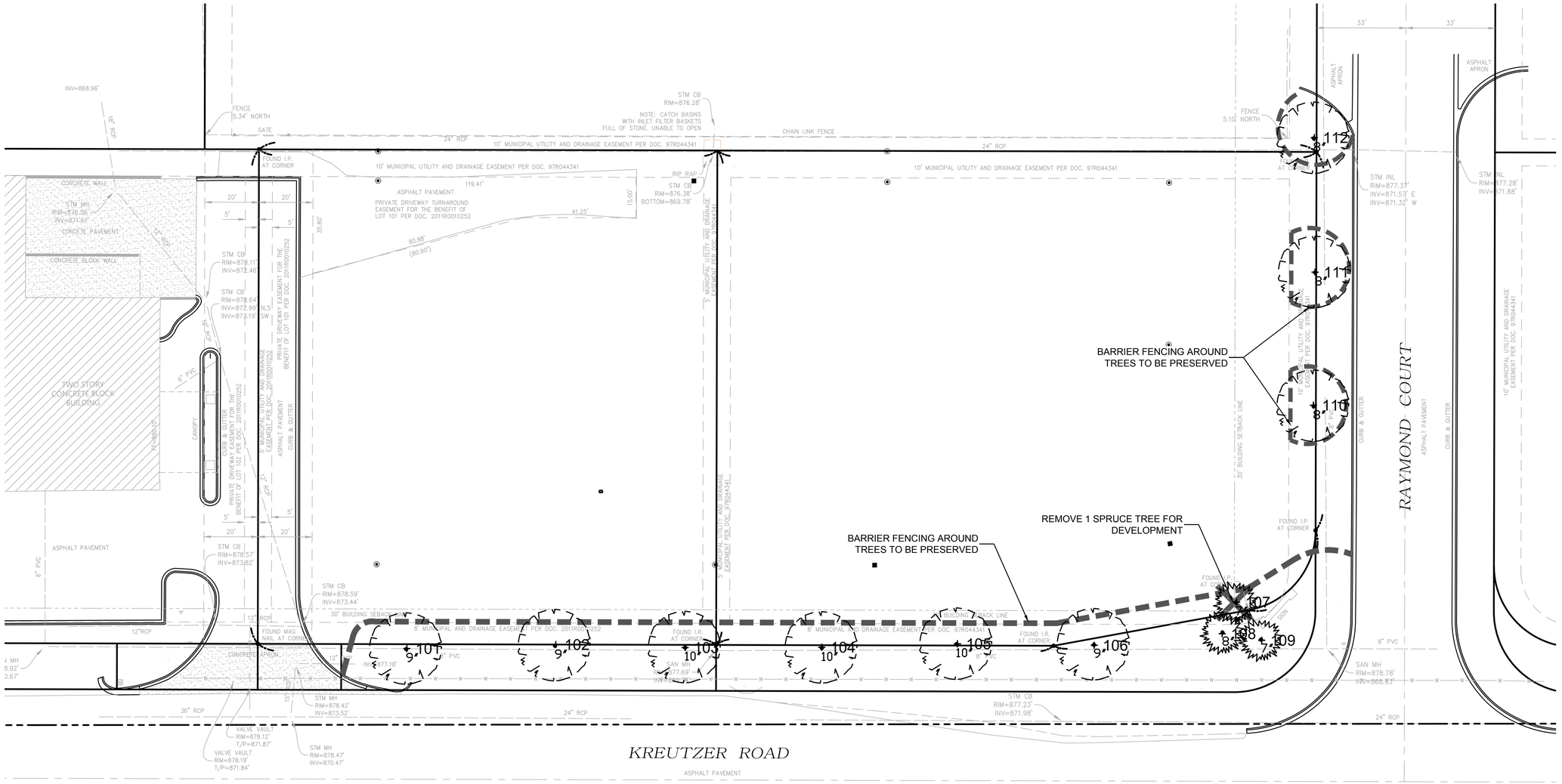
PROJECT NUMBER
2111039

DATE
11-22-2021
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L.2

PROJECT NAME



TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSIST OF A VACANT LOT WITH PARKWAY PLANTINGS AND PLANTINGS AROUND A MONUMENT SIGN. TREES CONSIST OF HONEYLOCUST, SPRUCE, AND MAPLE. ONE SPRUCE TREE WILL BE REMOVED FOR DEVELOPMENT.

SURVEY OF EXISTING TREES

TREE #	SIZE	SCIENTIFIC NAME	COMMON NAME	LOCATION	BEST 5 CONDITION	COMMENTS
101	9"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	SW	4	
102	9"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	SW	4	
103	10"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	SOUTH	5	
104	10"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	SOUTH	5	
105	10"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	SE	4	
106	9"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	SE	5	
107	7"	GREEN SPRUCE	PICEA PUNGENS	SE	4	REMOVE FOR DEVELOPMENT
108	8"	GREEN SPRUCE	PICEA PUNGENS	SE	4	
109	7"	GREEN SPRUCE	PICEA PUNGENS	SE	5	
110	7"	ACER SSP.	MAPLE SSP.	SE	3	
111	6"	ACER SSP.	MAPLE SSP.	SE	4	
112	7"	ACER SSP.	MAPLE SSP.	SE	4	

1 TREESCAPE PLAN

TREE PROTECTION & REMOVAL LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

BARRIER FENCING TO BE INSTALLED

SHEET SCALE 1"=20'
0' 10' 20' 40' 60'

LG Workshop, LLC
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PROJECT TEAM

CIVIL ENGINEER:
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PROJECT NAME

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SET TYPE
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PROJECT NUMBER
2111039

DATE
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DRAWN BY:	APPROVED BY:
LCG	LCG

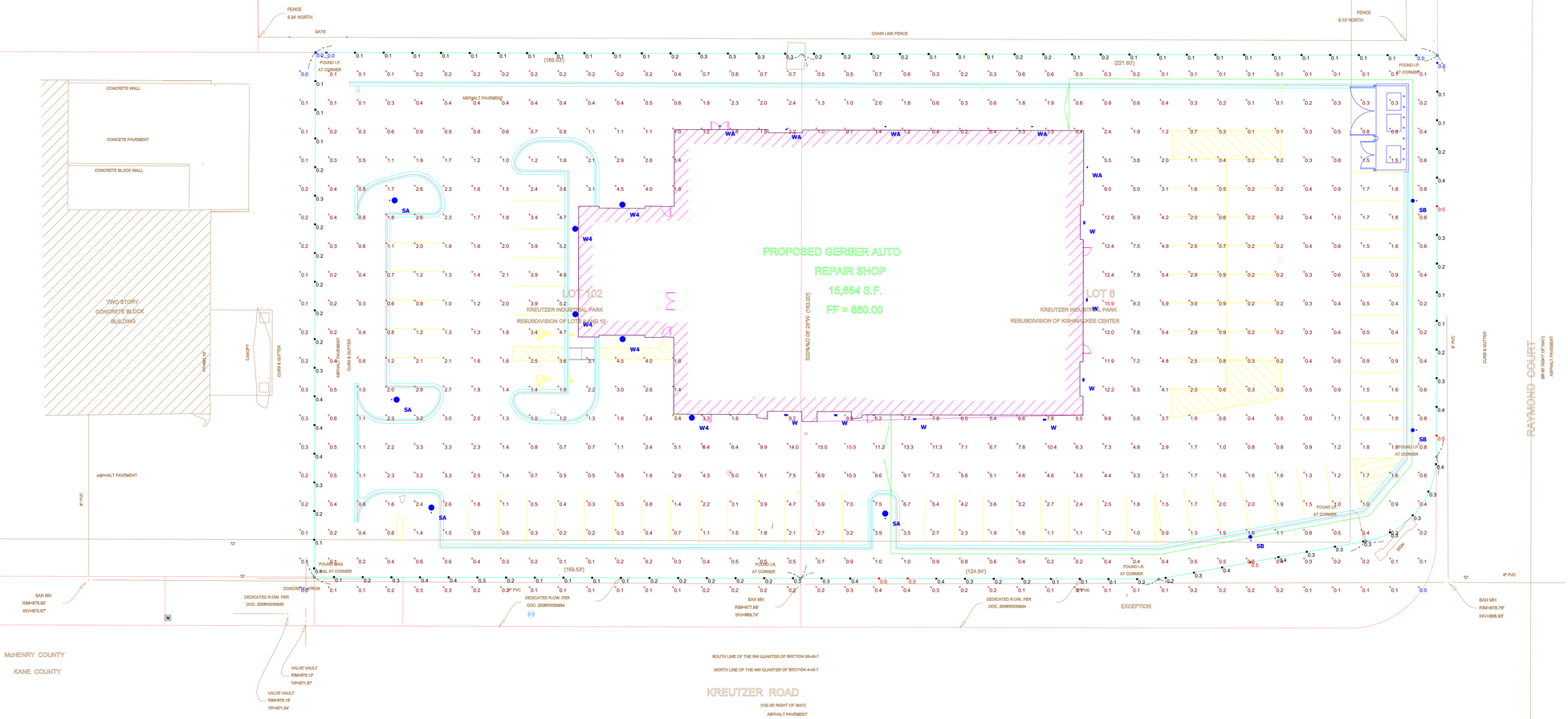
SHEET TITLE
TREESCAPE PLAN

SHEET NUMBER
L.1

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
○	W4		5	Sternberg Lighting	CS2TLED-12L40TA-PRS1SLB-SVS	CS2TLED, Medium size Omega Fixture, TA, Soft Oval 1	1	5987	0.95	68.4	Max - 2424cd
○	SA		4	Sternberg Lighting	CS2TLED-12L40TA-PRS1SLB-SVS	CS2TLED, Medium size Omega Fixture, TA, Soft Oval 1	1	5987	0.95	68.4	Max - 2424cd
○	SB		3	Sternberg Lighting	CS2TLED-12L40TA-PRS1SLB-SVS-BLACK	CS2TLED, Medium size Omega Arm Mount, TA, Soft Oval 1, Blk, optic shield	1	3736	0.95	68.2	Max - 2395cd
▭	W		7	Lithonia Lighting	WDGE1-LED P1 740K R4 MW	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	1	11527	0.95	97.851.4	Max - 7398cd
▭	WA		5	Lithonia Lighting	WDGE1-LED P1 40K BRONZE VW	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	11126	0.95	10.0007	Max - 8254cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Entire Site	+	1.9 fc	15.9 fc	0.0 fc	N/A	N/A
Calc Zone Property Line	■	0.2 fc	0.5 fc	0.0 fc	N/A	N/A

Luminaire Locations						
		Location				
No.	Label	X	Y	MH	Orientation	Tilt
1	SA	26.88	61.92	20.00	90.00	0.00
2	SA	26.18	131.44	20.00	90.00	0.00
3	SA	40.75	22.51	20.00	0.00	0.00
4	SA	198.98	20.43	20.00	0.00	0.00
1	SB	384.26	51.27	20.00	270.00	0.00
2	SB	384.26	131.31	20.00	270.00	0.00
3	SB	326.49	12.70	20.00	350.00	0.00
1	W	164.31	56.56	15.00	180.00	0.00
2	W	181.71	56.51	15.00	180.00	0.00
3	W	209.22	55.14	15.00	180.00	0.00
4	W	254.55	54.93	15.00	180.00	0.00
5	W	268.09	68.84	15.00	90.00	0.00
6	W	269.29	96.74	15.00	90.00	0.00
7	W	268.35	123.65	15.00	90.00	0.00
1	W4	131.55	55.62	15.00	180.00	0.00
2	W4	107.40	83.07	15.00	180.00	0.00
3	W4	90.94	91.72	15.00	270.00	0.00
4	W4	90.89	121.53	15.00	270.00	0.00
5	W4	107.34	129.96	15.00	0.00	0.00
1	WA	164.48	156.20	15.00	0.00	0.00
2	WA	199.05	157.24	15.00	0.00	0.00
3	WA	250.17	157.24	15.00	0.00	0.00
4	WA	141.34	157.34	15.00	0.00	0.00
5	WA	269.44	143.03	15.00	90.00	0.00



Plan View
Scale - 1" = 20ft

KSA LIGHTING & CONTROLS

GERBER
HUNTLEY, IL

Designer
D. MIROW
Date
03/22/2022
Scale
Scale as shown
Drawing No.

Summary

KSA LIGHTING & CONTROLS	Project 22-13179-1 GERBER HUNTLY Submitted By KSA LIGHTING INC	Catalog Number 1W-1527LED-F-12L40T4-MDL018-SV1-EZ/ONWB/STD Notes	Type W4

HFR Factory drawings are required. This spec sheet is for initial review



1527LED OMEGA SERIES

LED

EPA .93 (ft²)
WEIGHT 38 LBS

7 YEAR WARRANTY

LUMEN RANGE 5,605 to 17,990

LIFE SPAN L70 MINIMUM 100,000 HOURS

UL LISTED

CLICK FOR FAQ's

RATED IP65

JOB NAME

FIXTURE TYPE

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-1527LED-F-24L40T3-MDL018-SV1-HSHS/CA4/5214P5/RCC/BKT

Mounting Config.	Fixture	Shade Edge	LED	CCT	Distribution Type	Driver	Lens	Optional Control Receptacle	Optional Control	Option Fuse	Option Hangstraight	Option Term. Block	Option House Side Shield	Arm See Arm Spec Sheets	Pole See Pole Spec Sheets	Finish

Mounting Configuration

(Click here to link to mounting configuration specification page)

- 1W
- 1A
- 2A
- 2A90
- 3A
- 3A90
- 4A
- 1AM
- 2AM
- SH44[1]
- CH44[1]
- CAT

W = Wall Mount **A** = Arm Mount **AM** = Arm Mid-Mount
SH = Stem Hung **CH** = Chain Hung **CAT** = Catenary

[1]Include overall drop length in inches after designation for Stem/Chain application (IE: CH44-48")

Fixture

- 1527LED
- 1527LEDSM

Shade Edge

- **R** (Round Edge)
- **F** (Flared Edge)

LED

- 32L
- 24L
- 12L

CCT - Color Temperature (K)

- 27(00)
- 30(00)
- 35(00)
- 40(00)
- 50(00)

Distribution Type

- T2
- T3
- T4
- T5

Driver

- **MDL018** (120V-277V, 180mA)
- **MDH018** (347V-480V, 180mA)
- **MDL014**[2] (120V-277V, 140mA)
- **MDH014**[2] (347V-480V, 140mA)

[2] 32L or 24L system only

Lens

- **FG** (Flat Glass)
- **SG** (Sag Glass)
- **FSG** (Frosted Sag Glass)
- **SV1** (Flat Soft Vue Light Diffused Acrylic)
- **SV2** (Flat Soft Vue Moderate Diffused Acrylic)
- **SV4** (Flat Soft Vue Maximum Diffused Acrylic)

Options (Click here to view accessories sheet)

- **R7**[3] 7-Pin control receptacle only
- **PE**[4] Twist-Lock Photocontrol (120V-277V)
- **PE3**[4] Twist-Lock Photocontrol (347V)
- **PE4**[4] Twist-Lock Photocontrol (480V)
- **SC**[4] Shorting Cap
- **PEC** Electronic Button Photocontrol (120V-277V)
- **PEC4** Electronic Button Photocontrol (480V)
- **FHD**[5] Double Fuse and Holder
- **HSHS**[6] Standard Horizontal Hangstraight, Spike Finial
- **HSHN**[6] Standard Horizontal Hangstraight, No Finial
- **HSHB**[6] Standard Horizontal Hangstraight, Ball Finial
- **HSCB**[6] Clamp Style Horizontal Hangstraight, Ball Finial
- **HSCS**[6] Clamp Style Horizontal Hangstraight, Spike Finial
- **HSCN**[6] Clamp Style Horizontal Hangstraight, No Finial
- **EZ**[6] Vertical Hangstraight, Large, "EZ" Mount
- **TB** Terminal Block
- **HSS** 120° House Side Shield
- **BLOC** Back Light Optical Control

[3] Only available with HSH_, HSC_, & SM.
[4] Requires control receptacle.
[5] Ships loose for installation in base.
[6] Not for use with 1527LEDSM.

Arm (Click here to link to arm specification page)

See Arms & Wall Brackets specification sheets.

- CA
- CSA
- FFA
- CAS
- DAG
- R2[7]
- R3[7]
- RA
- ONWB

[7] Luminaires above grade height to be 2' higher than pole height, REQUIRES "EZ" hangstraight.

Pole (Click here to link to pole specification page)

See Pole specification sheets.

Finish

Standard Urban Finishes (Click here to view paint finish sheet)

- **UGMT** Gun Metal Textured
- **UGM** Gun Metal Matte
- **UBT** Urban Bronze Textured
- **UB** Urban Bronze Matte
- **USLT** Urban Silver Textured
- **USL** Urban Silver Matte
- **UWHT** Urban White Textured
- **UWH** Urban White Matte
- **BKT** Black Textured

Custom Urban Finishes[8]

- **CM** Custom Match

[8] Smooth finishes are available upon request.

Specifications

Fixture

The 1527LED Omega series is medium scale, decorative downlight fixture with a spun aluminum bell styled dome. The dome is available with two types of shades: round edge (R) and flared edge (F) styles. The luminaire measures 27" outside diameter and 19" overall height. The luminaire has a hinged door for tool-less driver and LED access. The luminaire is U.L. listed in U.S. and Canada.

LEDs

The luminaire shall use high output, high brightness LEDs. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be roof mounted to minimize up-light. The LEDs and printed circuit boards shall be 100% recyclable; they shall also be protected from moisture and corrosion by a conformal coating. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LEDs will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LEDs shall be 5000K (4500K, 3000K, 3500K or 2700K option) color temperature with a minimum CRI of 70. Consult factory for custom color CCT. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

Optics

The luminaire shall be provided with refractor type optics applied to each LED array. The luminaire shall provide Type ___ (2, 3, 4 or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.

BLOC Optic: An optional "Back Light Optical Control" shield can be provided at the factory. This is an internal optic level "House Side

See next page

SternbergLighting
ESTABLISHED 1923

800-621-3376
555 Lawrence Ave., Roselle, IL 60172
contactus@sternberglighting.com
www.sternberglighting.com

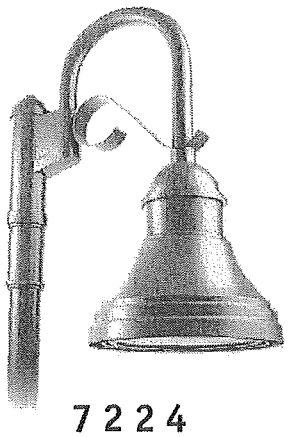
10/21 STERNBERG LIGHTING. ALL RIGHTS RESERVED. PRINTED IN THE USA.



Allegra

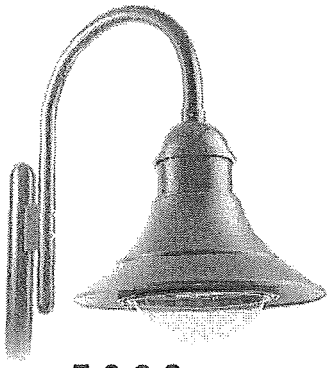
These luminaires, with their unique design and highly decorative appearance, make them the perfect choice for every urban architectural application. The highly superior performance of the cut-off optical system represents the appropriate solution for almost every roadway, recreational and ambient lighting project. The wide variety in sizes offers optimal solutions for all kinds of needs.

sdl



7224

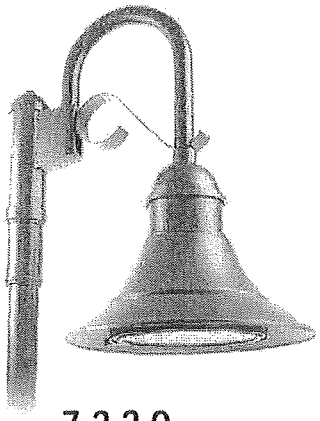
Height: 20 1/4 in (515 mm)
Width: Ø20 3/4 in (Ø528 mm)
EPA: 1,09 sq ft
* **Weight:** 33 lb (15 kg)
Max. wattage: 250 watts



7220

Polycarbonate drop lens (DP)

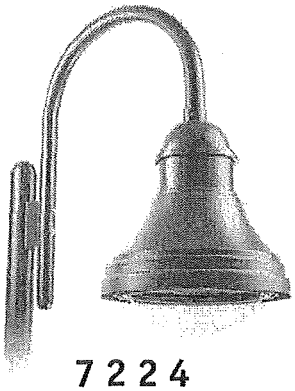
Height: 25 in (635 mm)
Width: Ø27 1/4 in (Ø693 mm)
EPA: 1,34 sq ft
* **Weight:** 36 lb (16,4 kg)
Max. wattage: 250 watts



7220

Height: 20 1/4 in (515 mm)
Width: Ø27 1/4 in (Ø693 mm)
EPA: 1,14 sq ft
* **Weight:** 35 lb (16 kg)
Max. wattage: 250 watts

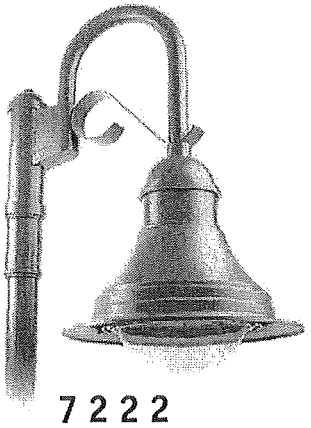
*S3 S5, S6



7224

~~Polycarbonate drop lens (DP)~~

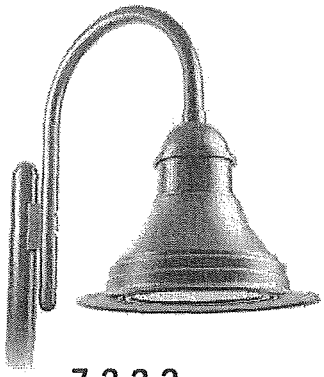
Height: 25 in (635 mm)
Width: Ø20 3/4 in (Ø528 mm)
EPA: 1,29 sq ft
* **Weight:** 34 lb (15,5 kg)
Max. wattage: 250 watts



7222

Polycarbonate drop lens (DP)

Height: 25 in (635 mm)
Width: Ø26 1/4 in (Ø667 mm)
EPA: 1,31 sq ft
* **Weight:** 35,5 lb (16,2 kg)
Max. wattage: 250 watts

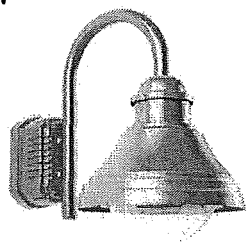


7222

Height: 20 1/4 in (515 mm)
Width: Ø26 1/4 in (Ø667 mm)
EPA: 1,1 sq ft
* **Weight:** 34,5 lb (15,7 kg)
Max. wattage: 250 watts

Wall mounted

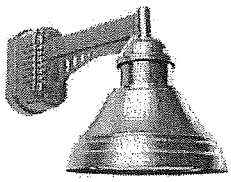
*S1



7124

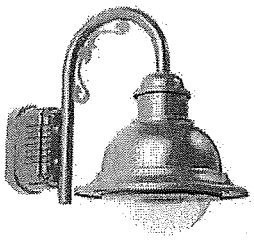
~~Polycarbonate drop lens (DP)~~

Height: 14 3/4 in (375 mm)
Width: Ø14 1/2 in (Ø369 mm)
* **Weight:** 12 lb (5,5 kg)
Max. wattage: 175 watts



7124

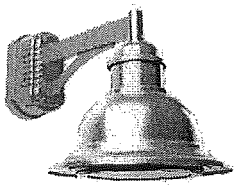
Height: 12 in (305 mm)
Width: Ø14 1/2 in (Ø369 mm)
* **Weight:** 13 lb (6 kg)
Max. wattage: 175 watts



7100

Polycarbonate drop lens (DP)

Height: 14 3/4 in (375 mm)
Width: Ø16 1/2 in (Ø420 mm)
* **Weight:** 13 lb (6 kg)
Max. wattage: 175 watts



7100

Height: 12 in (305 mm)
Width: Ø16 1/2 in (Ø420 mm)
* **Weight:** 14 lb (6,4 kg)
Max. wattage: 175 watts

KSA LIGHTING & CONTROLS	Project 22-13179-1 GERBER HUNTLY Submitted By KSA LIGHTING INC	Catalog Number WDGE3 LED P4 40K 70CRI R4 MVOLT SRM DDBXD Notes	Type W



WDGE3 LED

Architectural Wall Sconce

Buy American

Catalog Number

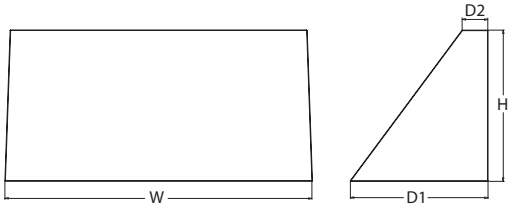
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: (without options) 19.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347[1] 480[1]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[4] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options

E15WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE[2]	Photocell, Button Type
DMG[3]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
SPD10KV	10kV Surge pack

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE3PBBW DDBXD U	WDGE3 surface-mounted back box (specify finish)

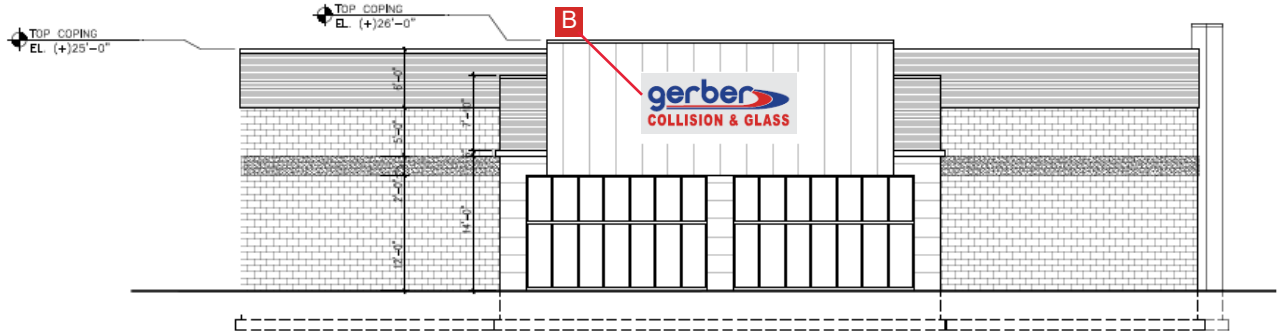
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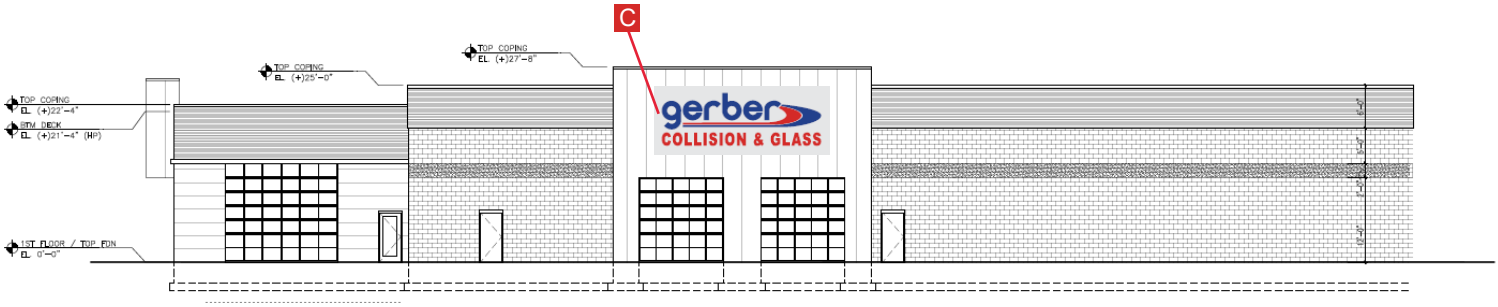
1. 347V and 480V not available with E15WH and E20WC.
2. PE not available in 480V and with sensors/controls.
3. DMG option not available with sensors/controls.
4. Not qualified for DLC. Not available with emergency battery backup or sensors/controls

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B C

NOTE: Wall Signs Not to Scale.
Will adjust on final revision.





B

gerber
COLLISION & GLASS

GCG-CUSTOM
ILLUMINATED CHANNEL LETTERS
ON BACKER PANEL 6' x 15' Custom Size

C

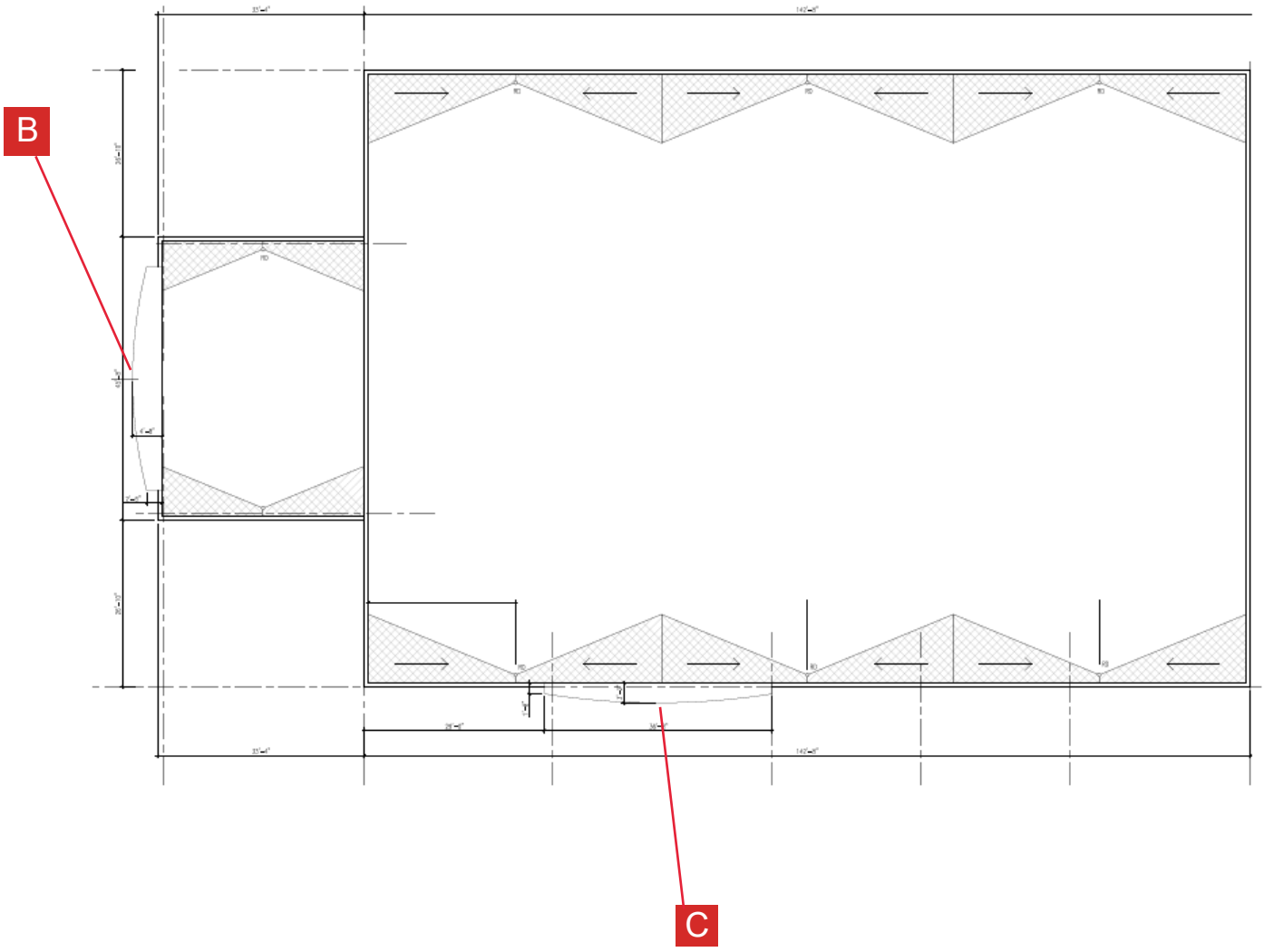
gerber
COLLISION & GLASS

GCG-CUSTOM
ILLUMINATED CHANNEL LETTERS
ON BACKER PANEL 7'-8"H x 19'-6"W

gerber
COLLISION & GLASS

2655 International Parkway
P.O. Box 9175
Virginia Beach, VA 23450
(727) 427-1900

AGI

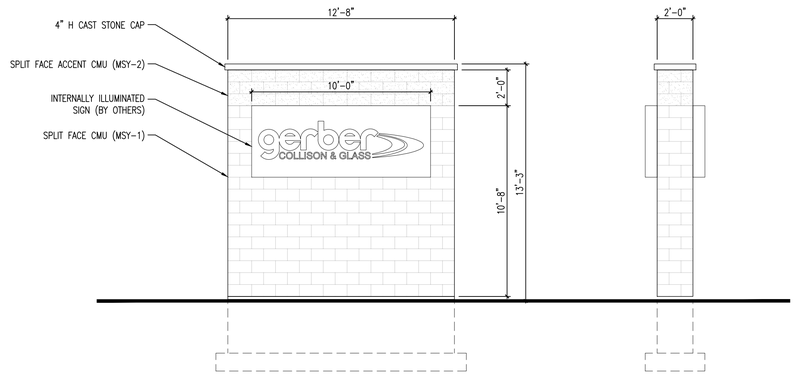


SIGN	DESCRIPTION
B	Illuminated Channel Letter set on Alum. Backer Panel, Radius to fit facade 6' x 15' Custom Size
C	Illuminated Channel Letter set on Alum. Backer Panel, Radius to fit facade 7'-8"H x 19'-6"W

gerber COLLISION & GLASS

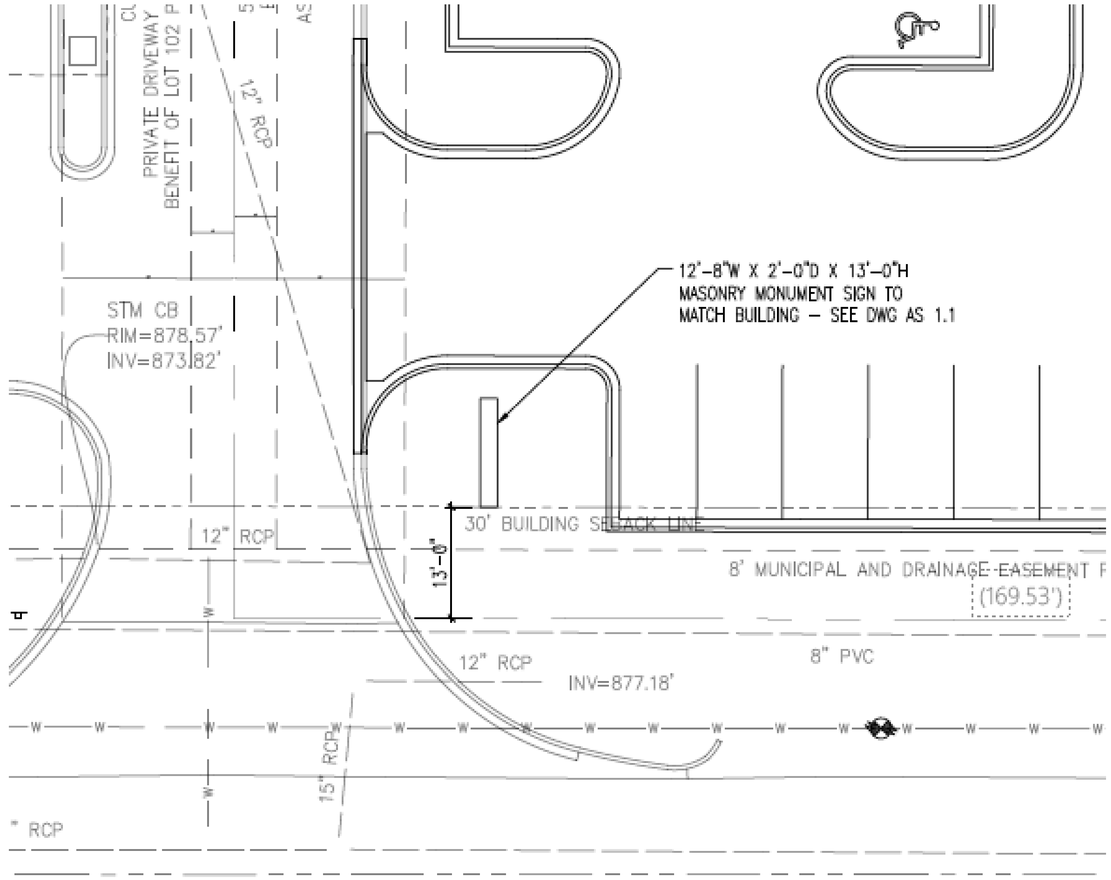
2655 International Parkway
P.O. Box 9175
Virginia Beach, VA 23450
(727) 427-1900

AGI



8 MONUMENT SIGN ELEVATION

SCALE: 1/2" = 1'-0" AS102



NOT FOR CONSTRUCTION

450 E. Higgins Road Suite 202
Elk Grove Village IL 60007
P 847.952.9970
F 847.574.8075
www.jtsarch.com

JTS Architects

GERBER COLLISION & GLASS

NEW FREE-STANDING BUILDING
NW CORNER KREUTZER RD & RAYMOND COURT
HUNTLEY, ILLINOIS 60142

DATE	SUBMITTED FOR
02/08/22	DESIGN REVIEW
02/10/22	DESIGN REVIEW
03/10/22	DESIGN REVIEW
04/01/22	DESIGN REVIEW

SHEET TITLE
TRASH ENCLOSURE

DATE
--

JOB NO.
3064

SHEET
AS1.1

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AN ORDINANCE APPROVING A FINAL PLAT OF CONSOLIDATION AND SITE PLAN REVIEW FOR GERBER COLLISION AND GLASS WITHIN THE "M" – MANUFACTURING DISTRICT

Lot 8 of the Kreutzer Industrial Park and Lot 102 of the Kreutzer Industrial Park Resubdivision of lots 9 & 10; PIN 18-33-376-023 & 18-33-376-027

StoreBuild LLC, Petitioner and Chicago Title Land Trust 8002350463, Owner

Ordinance (O)2022-04.##

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, StoreBuild LLC, has submitted a proposal for the development of a new 15,654 square-foot Gerber Collision and Glass; and

WHEREAS, the ±1.62-acre parcel is located on the northwest corner of Kreutzer Road and Raymond Court and is zoned "M" – Manufacturing District; and

WHEREAS, Automobile Repair, Major is a permitted use in the "M" District; and

WHEREAS, StoreBuild LLC, Petitioner and Chicago Title Land Trust 8002350463, Owner have requested approval of a Final Plat of Consolidation and Site Plan Review for Lot 8 of the Kreutzer Industrial Park and Lot 102 of the Kreutzer Industrial Park Resubdivision of lots 9 & 10 to allow for the construction of a Gerber Collision and Glass; and

WHEREAS, as proposed, the plans will require the following relief to be approved as part of the Final Planned Unit Development:

1. Section 156.123(C) requires the location of the wall signs be limited to the street frontages of the building. The site has frontage on Kreutzer Road and Raymond Court, therefore allowing two wall signs. Relief is required to allow the second wall sign to be installed upon an elevation with no street frontage, facing the private access driveway.
2. Section 156.078(C) requires that no accessory structure be located in a required rear or side yard except as provided by the Zoning Ordinance. Relief is required to allow the dumpster enclosure to be located within the platted 30' corner side yard along Raymond Court.

WHEREAS, the Plan Commission conducted a public hearing for the request on Monday, April 11, 2022, and with no members of the public offering testimony in opposition or in favor of the request, the Plan Commission unanimously recommended approval of the request by a vote of 6 to 0, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.

DRAFT

3. All repair work shall be performed inside the structure.
4. Outside storage of vehicles, awaiting or following repair or service shall not be stored on site for longer than five days. No vehicle awaiting repair shall be stored within the customer parking area. All vehicles with visible body damage or in need of frame or fender straightening shall be located within the vehicle storage yard, completely concealed by the privacy fence.
5. The proposed fence shall utilize composite wood slats, rather than stained wood as specified on the plans.
6. No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The request from StoreBuild LLC, Petitioner and Chicago Title Land Trust 8002350463, Owner, for a Final Plat of Consolidation and Site Plan Review for Gerber Collision and Glass within the "M" Manufacturing District is hereby approved subject to the conditions referenced above.

SECTION II: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 28th day of April, 2022.

APPROVED:

_____
Timothy J. Hoeft, Village President

ATTEST:

_____
Rita McMahon, Village Clerk

DRAFT

Agenda Item:	**Consideration – An Ordinance Approving (i) A Special Use Permit for Automobile Repair Minor within the "B-3 (PUD)" Shopping Center Business District – Planned Unit Development; and (ii) Final Planned Unit Development, including any necessary relief, for the construction of a new ±10,000 square foot Belle Tire in Huntley Crossings Phase II, Southeast Corner of IL Rt. 47 and Regency Parkway**
Petitioner:	**Barnes Development LLC, Petitioner and RUBY-02-HNTLYCMRCL, LLC, Owner**
Department:	**Development Services – Planning and Zoning Division**

INTRODUCTION

The petitioner is proposing to construct a Belle Tire on Lot 7 of Huntley Crossings – Phase II Plat II. The ±1.81-acre parcel lies on the southeast corner of Route 47 and Regency Parkway and is zoned "B-3 (PUD)" Shopping Center Business District – Planned Unit Development. Belle Tire performs a number of auto related services including the sale and installation of tires, alignments, oil changes, suspension, battery replacement, and brakes. The Zoning Ordinance includes *Automobile Repair, Minor* as a Special Use within the "B-3" Shopping Center Business District. Belle Tire has over 125 locations throughout Michigan, Ohio and Indiana and is currently expanding in the Chicago market with new locations in Villa Park, Naperville and coming soon to St. Charles and Shorewood.

STAFF ANALYSIS

Site Plan

The petitioner proposes to construct a new 10,000 square-foot retail and auto repair facility with ten 10 repair bays. Access to the site is provided by the private service road, which runs parallel to Route 47 and connects Regency Parkway to Powers Road. The proposed building is sited to comply with the platted building setback lines and maintains the required 100' greenbelt across the Route 47 frontage. Plans show that eight repair bays will be located on the south elevation and two additional repair bays will be located on the east elevation, facing the private service road. The main retail entrance will face Route 47 with storefront glass positioned toward the intersection of Route 47 and Regency Parkway. Forty-one 10' x 19' parking spaces are provided along the perimeter of the site. The dumpster enclosure is proposed to be located at the southeast corner of the lot.

A 60' tall flag pole is proposed to be installed at the southwest corner of the parking lot just outside of the 100' greenway. Installation of the flag pole will require relief from section 156.039(C)(5) of the Zoning Ordinance which allows a maximum height of 35' in the B-3 District.

Elevations

The proposed building materials include earth toned brick veneer with clear glass storefront windows in aluminum frames. Building dimension is provided by offset brick piers capped with precast stone as viewed at the main entrance facing Route 47, and along the north elevation facing Regency Parkway. The eight repair bays on the south elevation and two on the east elevation are made up of aluminum

overhead doors with tinted acrylic panels separated by painted steel columns. Pre-formed EIFS is proposed for the cornice and frieze to cap the building. The entry tower and the retail portion of the building are capped with blue metal seam roofing which also serves as a mechanical screen. The dumpster enclosure consists of the same brick veneer material over concrete block with painted steel gates.

Landscaping

Landscape plans have been submitted which show a mix of landscaping elements along all lot lines and foundation plantings where possible along the north and west elevations. The plan proposes 24 deciduous trees, 14 evergreen trees and 8 ornamental trees offering nine different species as well as 180 shrubs of nine different species. Plantings have been placed along the south lot line to screen the repair bays and the dumpster enclosure.

Lighting

In compliance with the Commercial Design Guidelines Section (B)(7)(d), the petitioner has agreed to submit light fixture specifications for the LSI Lexington style decorative lights with a pole and mounting height that matches the neighboring developments in the Huntley Crossings Phase II outlots.

Signage

Wall Signs

The petitioner is permitted to install one wall sign per street frontage. Given the building will have street frontage along both Route 47 and Regency Parkway, a total of two wall signs are permitted to be installed upon the building. The petitioner proposes a code compliant ±89.53 square-foot illuminated wall sign on the west elevation, facing Route 47, and a ±69.49 square foot illuminated wall sign on the north elevation, facing Regency Parkway.

The proposal also calls for the installation of a third ±89.53 square-foot illuminated wall sign on the east elevation, facing the private access road, and a fourth ±167.86 square-foot illuminated wall sign on the south elevation. Relief from Sections 156.123(C) and 156.123(D) has been requested by the petitioner for the installation of the two additional wall signs upon the elevations with no public street frontage. Relief from 156.123(A) would accommodate the proposed wall sign area overage of ±207.91 square feet.

Monument Sign

The petitioner has proposed a standalone monument sign sited near the northwest corner of the lot, within the 100’ greenway buffer. The 10’ tall, 145 square-foot monument is constructed of the same brick utilized on the principle building and features an internally illuminated sign with a compliant face area of ±78 square feet per side. The sign will be installed no closer than 10’ from the north or west property lines and complies with the visibility triangle requirements.

Directional Signs

The petitioner proposes to install two freestanding directional signs near the lot’s entrance and exit. The proposed directional signs are 3’ in total height and the signage does not exceed 6 square feet in area as required by the Zoning Ordinance. The same brick will be used at the base of the two signs, which offer the name and logo of the business along with a directional arrow. The signs shall be installed no closer than 5’ from the property line.

Required Relief

As proposed, the plans will require the following relief to be approved as part of the Final Planned Unit Development:

1. Section 156.123(D) of the Zoning Ordinance, allows one wall sign per public street frontage. Section 156.123(C) requires the location of the sign be limited to the street frontage of the building. Section 156.123(A) states the total surface area of all wall signs on a building shall not exceed one square foot for each lineal foot of the building frontage. The site only has frontage on Route 47 and Regency Parkway and the building's frontage measures ±203.5-feet, therefore allowing two wall signs measuring up to 203.5 square feet. Relief is required to allow a total of four wall signs totaling ±411.41 square feet, with the third and fourth wall signs installed upon the south and east elevations without street frontage.
2. Section 156.039(C)(5) establishes a maximum height of 35' for the B-3 District. Relief is required to install a 60' flag pole, which will accommodate a flag 20' x 30' in size.

Special Use

A Special Use Permit for an *Automobile Repair, Minor* use in the "B-3" District is requested to accommodate the proposed retail and service facility. The petitioner's responses to the standards identified in Section 156.068(E) of the Zoning Ordinance are provided as an attachment to this report. The Plan Commission considered both the public benefit and mitigation of adverse impacts when evaluating the petitioner's evidence.

Village Board Concept Review

The Village Board reviewed conceptual plans for Belle Tire on January 13, 2022 and provided the following comments.

1. Concern was expressed regarding the location of the business in Huntley Crossings Phase II. Some believed the use would be better suited for alternative areas in Huntley such as east of the Route 47 frontage along Kreutzer Road or north of Main Street. Other members stated that the location was appropriate and offered residents a variety of sales and services on both the north and south ends of the community.
2. It was recommended that the monument sign be located near the outer edge of the detention area to provide greater visibility to the sign. *As proposed, the full brick surround monument sign is located 10' off the west property line near the corner of Route 47 and Regency Parkway.*

Plan Commission Recommendation

The Plan Commission conducted a public hearing to consider the petitioner's request on April 11, 2022, and, with no members of the public offering testimony in favor or opposition to the request, unanimously recommended approval of the petition by a vote of 6 to 0, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.

2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. All repair work shall be performed inside the structure.
4. Vehicles awaiting or following repair shall not be stored outside on-site for longer than 24 hours.
5. The lighting fixture shall be selected to match that of the neighboring development and the photometric plans shall be resubmitted and approved by the Development Services Department.
6. No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

The Plan Commission added the following conditions:

7. Further evaluation shall be given to the existing condition of the detention basin. If determined necessary, additional native plantings shall be added.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *"Strong Local Economy"* as a strategic focus and the following goal: *"Location of Choice for New and Expanding Businesses of all Sizes."*

FINANCIAL IMPACT

None.

LEGAL ANALYSIS

None.

ACTION REQUESTED

A motion of the Village Board is requested by the petitioner for an Ordinance Approving (i) A Special Use Permit for automobile repair, minor within the "B-3 (PUD)" Shopping Center Business District – Planned Unit Development; and (ii) Final Planned Unit Development, including any necessary relief, for the construction of a new ±10,000 square-foot Belle Tire on Lot 7 of Huntley Crossings – Phase II Plat II.

SUPPORTING DOCUMENTS

1. Aerial Photo, 9.30.21
2. Petitioner's Project Description, 2.22
3. Petitioner's Response to Special Use Standards, 3.25.22
4. Final PUD Site Plan, 3.25.22
5. Site Engineering Plans, 3.25.22
6. Architectural Plans & Elevations, 2.18.22
7. Architectural Renderings, 2.18.22
8. Landscape Plan, 3.25.22
9. Sign Package, 3.25.22
10. Draft Ordinance



Belle Tire

Huntley Crossings Phase II Plat II Lot 7

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 200 '

VILLAGE OF HUNTLEY
10987 Main Street
Huntley, IL 60142
(847)669-9600

Print Date: 3/31/2022

CHRISTOPHER ENRIGHT ARCHITECTS
A PROFESSIONAL CORPORATION

February 2022

Proposed Project Description

Belle Tire, celebrating 100 years this year, is a company privately owned by the Barnes family headquartered in Allen Park, Michigan. The company was started by Mr. Sam Waze in 1922 who named the business after his wife, Belle. The Waze family eventually partnered with the Barnes family, who purchased the interests in the early 1960's and is now in the third generation of ownership. Currently, Belle employs more than 2,000 people and has over 130 locations in Michigan, Ohio, Indiana, and Illinois. As of February 2022, construction is currently underway in 5 locations (Aurora, St. Charles, Mokena, Orland Park, and West Chicago) with 4 recently opened (Villa Park, Naperville, Joliet, and Shorewood) in Illinois with 50 planned in 3 years.

Belle sells and installs passenger vehicle tires, various automotive parts and offers minor automotive repairs such as brakes, alignments, batteries, shocks and struts and oil changes. No major engine, transmission repair or body work is conducted in the facility. All repair and installation work will take place inside the building and though rare, if vehicles are left overnight, they are stored inside. All scrap tires are stored in a specifically designated area inside the facility and are picked up by Belle vehicles on a regular basis. All floor drains in the service area are connected to an oil / water separator to prevent any unapproved chemicals from reaching the sanitary system. No outdoor displays are used.

Sales staff and porters handle all customer vehicles for service, and customers are discouraged from entering the service area. A well-appointed customer lounge is provided for those who choose to wait for service and installation to be completed. Since the service doors are clear glass, staff will not use vehicle horns to alert staff to open doors. There are no outdoor annunciators, PA systems or other noxious exterior noise sources. Belle Tire has created a significant in-house Property Management group that is responsible for all maintenance, repair and care of the property and building after construction. Should the Village require to contact Belle for any reason, staff at headquarters is available 24 hours a day, seven days a week.

Hours of operation in all stores is Tuesday, Wednesday and Friday – 8:00 a.m. to 6:00 p.m., Monday and Thursday – 8:00 a.m.to 8:00 p.m., Saturday – 8:00 a.m. to 5:00 p.m. and closed on Sunday. This location anticipates a maximum employee shift of 10 to 15 employees on staff in various capacities.

The exterior of the facility is comprised of brick veneer, cast stone detailing, small continuous EIFS cornice, clear glazing and aluminum frame at the showroom, striated clear glazing and aluminum frame at the remaining inventory areas, and wall washing feature lighting at the perimeter of the building. All landscape, lighting and site elements meet or exceed Village standards. One HVAC roof top unit is proposed and will be obscured by parapet walls and the proposed entry tower. All other roof elements such as plumbing vents, exhaust fans and the like will be obscured by the parapet walls at the rear portion of the building. The interior of the facility is completely suppressed with a NFPA approved sprinkler system.

Phone: 248.258.6485 (o)
248.330.9395 (c)
628 E. Parent Avenue
Suite 100
Royal Oak, MI 48067
cenright@enrightarchitects.com

CHRISTOPHER ENRIGHT ARCHITECTS
A PROFESSIONAL CORPORATION

SPECIAL USE STANDARDS

March 25, 2022

Project Name: Belle Tire Huntley
Project Location: Southeast corner of IL-47 and Regency Parkway (Lot 7 in the Huntley Crossings, Phase 2, Plat 2 Subdivision)
Proposed Use: Automotive Repair, Minor, B-3 Shopping Center Business District

(a). Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

Response:

- This Development will be in harmony with the requirements of the Village of Huntley Zoning Ordinance.
- Per the Village of Huntley Comprehensive Plan, this development is within the Retail and Service Commercial Land Use area.
- Located adjacent to Route 47, the proposed development will service both the Huntley population as well as inter-community traffic.
- The proposed building is a single story, 10,000 square foot facility, similar in use, size and quality of the surrounding commercial properties.
- This multi-million-dollar development will include a facility comprised of brick veneer, cast stone detailing, small continuous EIFS cornice, clear glazing and aluminum frame at the showroom, striated clear glazing and aluminum frame at the remaining inventory areas, and wall washing feature lighting at the perimeter of the building. All landscape, lighting and site elements meet or exceed Village standards. One HVAC roof top unit is proposed and will be obscured by parapet walls and the proposed entry tower. All other roof elements such as plumbing vents, exhaust fans and the like will be obscured by the parapet walls at the rear portion of the building.

(b). No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

Phone: 248.258.6485 (o)
248.330.9395 (c)
628 E. Parent Avenue
Suite 100
Royal Oak, MI 48067
cenright@enrightarchitects.com

Response:

- This Development will meet all engineering, public health, safety and general welfare standards of the Village and will not have any adverse effect on neighbors or character of the area.
- Building will be fully fire suppressed and meet all aspects of NFPA as well as provide visual and audible security systems.
- Development will not require any special security of safety support from the Village other than standard emergency services.
- Electric tire equipment will reduce any potential noise concerns.

(c). No Undue Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

Response:

- The proposed Belle Tire development is consistent with the uses permitted in this area as it follows previous developments such as O'Reilly's Auto Parts, Tommy's Express Car Wash (future business), and AutoZone.
- The proposed development will complement the existing surrounding businesses. Being within walking distance to a variety of stores, customers will be able to frequent retail and restaurant establishments while awaiting service.
- Belle has a very active Property Management department that services and maintains their buildings on a scheduled basis so quality is maintained.
- Hours of operation are either similar or more restrictive to those of our commercial neighbors.
- Proposed Use has very limited peak hour vehicular trips and will not create traffic congestion.
- All illumination shall be full "cut-off" to limit any light pollution.

(d). Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Response: As the proposed Development is along an existing commercial corridor and within the Huntley Crossings Subdivision, all required infrastructure including dry and wet utilities as well as other essential municipal services are or will be provided. The development will not require any special security of safety support from the Village other than standard emergency services.

(e). No Undue Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.

Response:

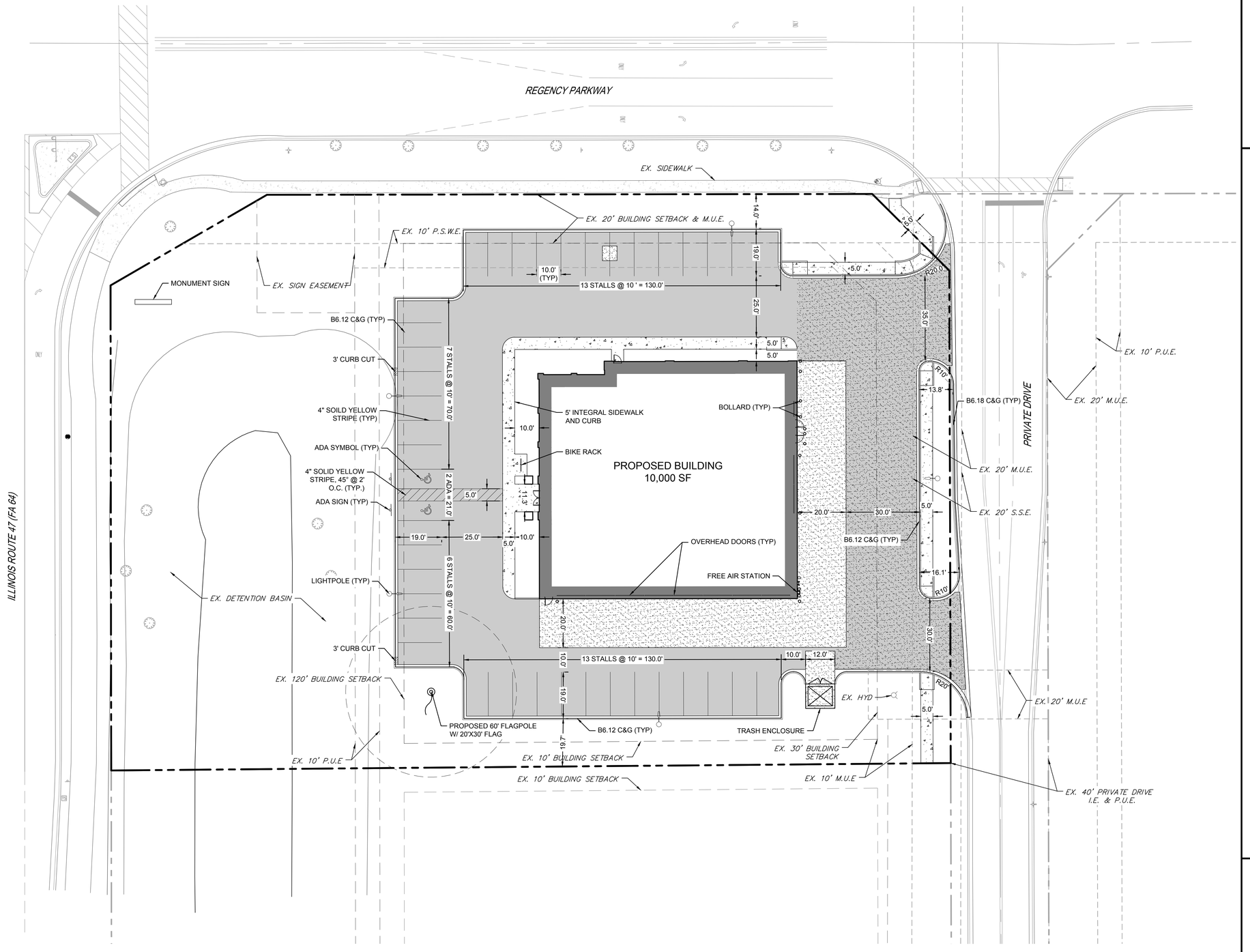
- Customer and business delivery access will be provided from the private drive along the east side of the property. No new access points along Illinois Route 47 or Regency Parkway are proposed.
- The proposed site layout provides sufficient parking space for customer vehicles awaiting service and pickup upon completion of work.
- Based on a traffic study completed for a Belle Tire development in Villa Park in November 2020, the proposed development will generate a low volume of traffic during the peak hour and on a daily basis.

(f). No Undue Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.

Response: The existing area being considered for development is an open grass lot with no significant natural, scenic or historical features. The master planned detention area on the west side of the building will not be impacted and will serve our development's drainage needs.

(g). Compliance with Standards. The proposed use and development complies with any additional standards imposed on it by the particular provision of the Zoning Code authorizing such use.

Response: The proposed development will meet all required aspects of the zoning ordinance where it is anticipated that no variances will be required.



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PCC SIDEWALK

BID ALTERNATE #1 - INSTALLATION OF STANDARD DUTY CONCRETE PAVEMENT AND HEAVY DUTY CONCRETE PAVEMENT (PER DETAIL ON PLAN SHEET C5.0) IN LIEU OF STANDARD DUTY ASPHALT AND HEAVY DUTY ASPHALT PAVEMENT, RESPECTIVELY, AS INDICATED HERE.

SITE SUMMARY

CURRENT ZONING:	B-3 SHOPPING CENTER BUSINESS DISTRICT
PROPOSED USE:	TIRE & BATTERY STORE
EXISTING LOT AREA:	1.80 AC
BUILDING AREA:	10,000 SF
F.A.R =	0.23
BUILDING SETBACKS:	
FRONT	120 FT
SIDE	20 FT
REAR	30 FT
PARKING SETBACKS:	
FRONT	10 FT
SIDE	0 FT
REAR	0 FT
PARKING SUMMARY:	
REQUIRED PARKING:	20 STALLS
PROVIDED PARKING:	
STANDARD STALLS	39
ADA STALLS	2
TOTAL PROVIDED STALLS	41
PROVIDED BIKE PARKING:	4

CAGE CIVIL ENGINEERING
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
ALLISON SOUTER
062-073313
OF ILLINOIS

REVISIONS

03/25/22 REVISED PER VILLAGE COMMENTS

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BELLE TIRE HUNTLEY
IL-47 & REGENCY PKWY.
HUNTLEY, IL 60142

JULIE
CALL BEFORE
YOU DIG
811

0 20' 40'
1" = 20' (HORIZONTAL)

PROJ NO: 210226
ENG : AMS
DATE : 02/18/2022

SHEET TITLE
FINAL PLANNED UNIT DEVELOPMENT

SHEET NUMBER
C2.0
5 OF 17

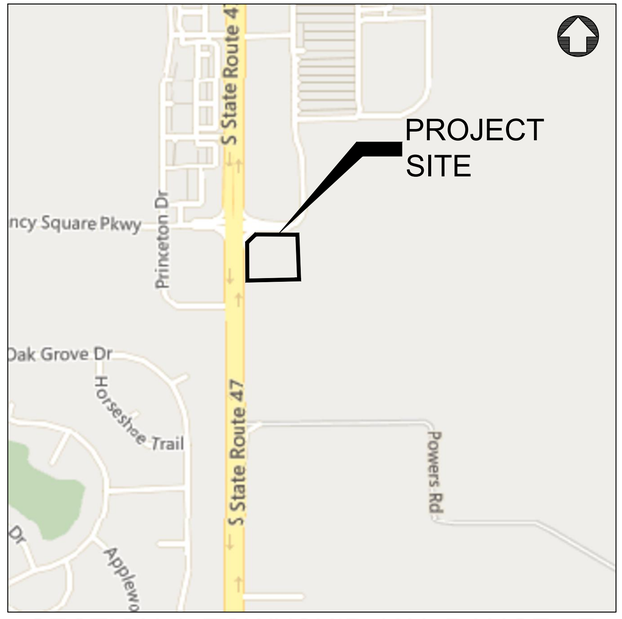
PROPOSED IMPROVEMENTS FOR

BELLE TIRE HUNTLEY

IL-47 & REGENCY PKWY HUNTLEY, IL 60142

INDEX OF SHEETS			
ADD/REV NUMBER	DATE	SHEET NUMBER	SHEET TITLE
	03.25.22	C0.0	SITE LOCATION MAP & CIVIL LEGEND
	03.25.22	C0.1	GENERAL NOTES & SPECIFICATIONS
	03.25.22	C0.2	HUNTLEY GENERAL NOTES & SPECIFICATIONS
	03.25.22	C1.0	EXISITING CONDITIONS & DEMOLITION PLAN
	03.25.22	C2.0	SITE LAYOUT PLAN
	03.25.22	C3.0	GRADING PLAN
	03.25.22	C3.1	SOIL EROSION & SEDIMENT CONTROL PLAN
	03.25.22	C3.2	SOIL EROSION & SEDIMENT CONTROL DETAILS
	03.25.22	C4.0	SITE UTILITY PLAN
	03.25.22	C5.0	CONSTRUCTION DETAILS
	03.25.22	C5.1	CONSTRUCTION DETAILS
	03.25.22	C5.2	CONSTRUCTION DETAILS
	03.25.22	C5.3	CONSTRUCTION DETAILS
	03.25.22	L.1	TREESCAPE PLAN
	03.25.22	L.2	LANDSCAPE PLAN
	03.25.22	L.3	LANDSCAPE DETAILS
	03.25.22	EXT.1	SITE LIGHTING PLAN

LOCATION MAP



SECTION 4, TOWNSHIP 42N, RANGE 7E

BENCHMARKS:
REFERENCE BENCHMARK: NGS PID: DL6747
STEEL ROD WITH FLOATING BRASS DISK SET IN CONCRETE IN A PVC SLEEVE LOCATED IN THE EAST RIGHT OF WAY OF ILLINOIS ROUTE 47 IN FONT OF AN EXISTING TACO BELL (13320 IL-47) 23 FEET SOUTHWEST OF A TACO BELL MASONRY SIGH, 24.6 FEET EAST OF ROUTE 47 CURB LINE AND 23 FEET SOUTH-SOUTHWEST OF A HYDRANT.
ELEVATION: 900.60 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 1:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF REGENCY PARKWAY AND NORTH-SOUTH ACCESS ROAD ON THE EAST SIDE OF SITE.
ELEVATION: 899.62 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 2:
SOUTHEAST BOLT OF TRAFFIC SIGNAL BASE ON PORKCHOP ISLAND AT THE SOUTHEAST CORNER OF REGENCY PARKWAY AND ILLINOIS ROUTE 47
ELEVATION: 898.78 DATUM: NAVD88-GEOID 12B

811 Know what's below. Call before you dig. Call Before You Dig JULIE ILLINOIS ONE-CALL SYSTEM

OWNER/DEVELOPER
ENRIGHT ARCHITECTS0
628 E. PARENT AVE., SUITE 106
ROYAL OAK, MI 48067
PHONE: 224.358.5127
CHRIS ENRIGHT, N.C.A.R.B

ENGINEER/SURVEYOR
CAGE ENGINEERING
3110 WOODCREEK DR.
DOWNERS GROVE, IL 60515
PHONE: 630.598.0007
ALLISON SOUTER, P.E.

LANDSCAPE ARCHITECT
LG WORKSHOP, LLC.
2324 W. ARMITAGE AVE
CHICAGO, IL 60647
PHONE: 773.697.4388
LARRY GLASSCOCK, P.L.A.

VILLAGE OF HUNTLEY ENGINEERING DEPARTMENT
10987 MAIN STREET
HUNTLEY, IL 60142
PHONE: 847.669.5034
TIMOTHY FARRELL

VILLAGE OF HUNTLEY DEVELOPMENT SERVICES
10987 MAIN STREET
HUNTLEY, IL 60142
PHONE: 847.515.5252
CHARLES NORDMAN

EXISTING LEGEND

- EXISTING TREE
- CURB & GUTTER
- EXISTING BUILDING
- PCC SIDEWALK
- G — GAS SERVICE
- E — ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER MAIN
- TV — CABLE LINE
- OH — OVERHEAD UTILITY LINE
- T — COMMUNICATION LINE
- FO — FIBER OPTIC LINE
- X — FENCE
- D — STORM STRUCTURE
- S — SANITARY MANHOLE
- CLEANOUT
- W — WATER METER
- W — VALVE VAULT
- VALVE BOX
- HYDRANT
- G — GAS METER
- E — ELECTRIC METER
- PARKING LOT LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FO — FIBER OPTIC BOX
- FO — FIBER OPTIC PEDESTAL
- TV — CABLE PEDESTAL
- T — PHONE PEDESTAL
- E — ELECTRIC PEDESTAL
- 100 — MAJOR CONTOUR
- 100 — MINOR CONTOUR

PROPOSED LEGEND

- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- DEPRESSED CURB & GUTTER
- PROPOSED BUILDING
- PCC SIDEWALK
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- HEAVY DUTY CONCRETE
- G — GAS SERVICE
- E — ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER MAIN
- X — FENCE
- D — STORM STRUCTURE
- DOWNSPOUT CONNECTION
- S — SANITARY MANHOLE
- CLEANOUT
- W — WATER METER
- W — VALVE VAULT
- VALVE BOX
- HYDRANT
- G — GAS METER
- E — ELECTRIC METER
- PARKING LOT LIGHT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- 100.00 TW — TOP OF SIDEWALK GRADE
- 100.00 TC — TOP OF CURB GRADE
- 100.00 P — PAVEMENT GRADE
- 100.00 G — GROUND GRADE
- 100 — MAJOR CONTOUR
- 100 — MINOR CONTOUR

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJACENT LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE DEVELOPMENT.

BY: _____ DATED: _____
OWNER OR ATTORNEY

BY: Allison Souter DATED: 02/18/2022
ENGINEER

062-073313 EXP:11/30/23
ENGINEER LICENSE NUMBER AND EXPIRATION

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

LICENSED PROFESSIONAL ENGINEER
ALLISON SOUTER
062-073313
OF ILLINOIS
Allison Souter

REVISIONS

03/25/22 REVISED PER VILLAGE COMMENTS

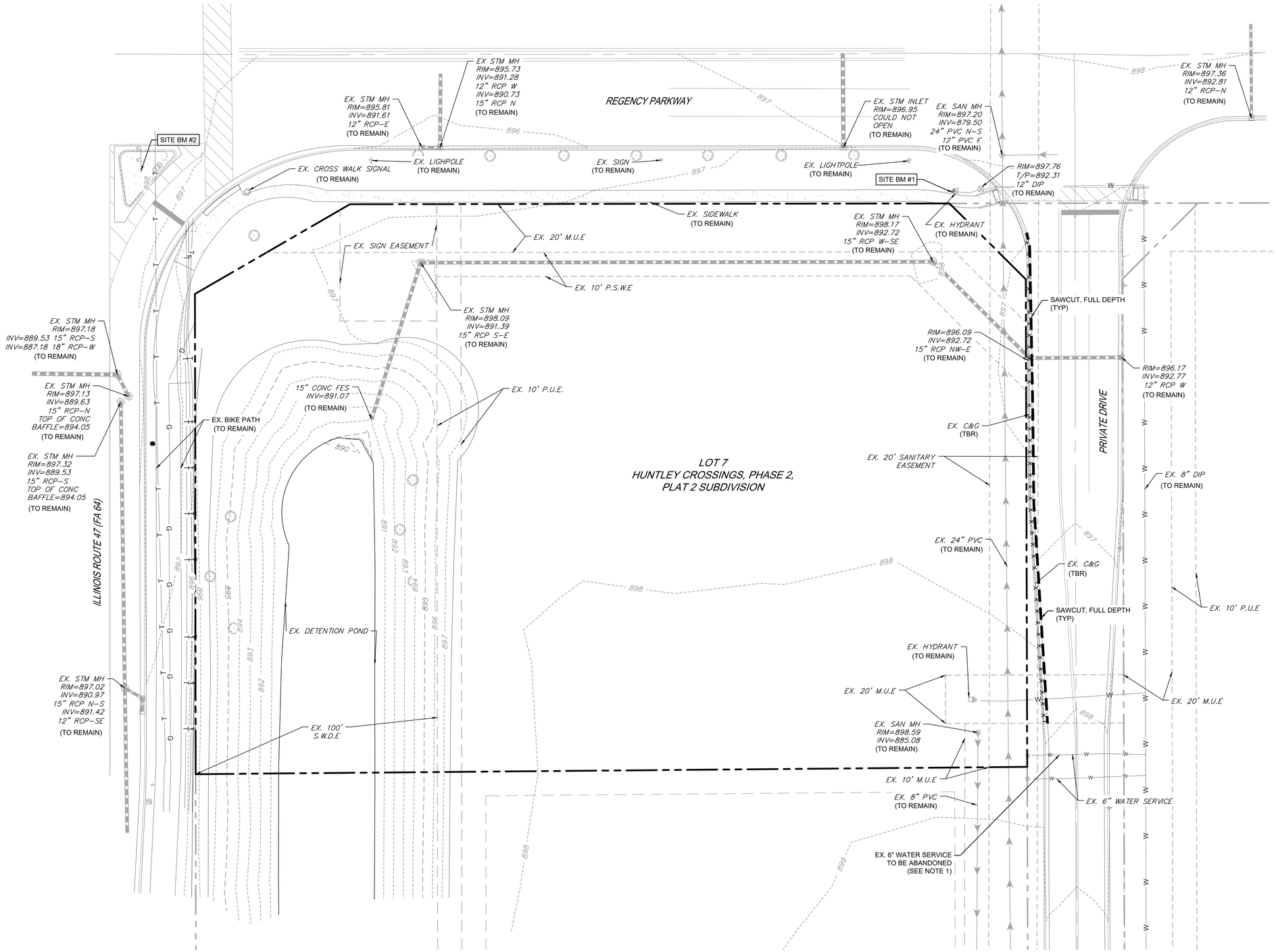
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BELLE TIRE HUNTLEY
IL-47 & REGENCY PKWY.
HUNTLEY, IL 60142

PROJ NO: 210226
ENG : AMS
DATE : 02/18/2022

SHEET TITLE
SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER
C0.0
1 OF 17



DEMOLITION LEGEND

- - -	SAWCUT PAVEMENT, FULL DEPTH
-X-X-	CURB & GUTTER REMOVAL
(TBR)	TO BE REMOVED

BENCHMARKS:

REFERENCE BENCHMARK: NGS PID: DL6747
STEEL ROD WITH FLOATING BRASS DISK SET IN CONCRETE IN A PVC SLEEVE LOCATED IN THE EAST RIGHT OF WAY OF ILLINOIS ROUTE 47 IN FONT OF AN EXISTING TACO BELL (13320 IL-47) 23 FEET SOUTHWEST OF A TACO BELL MASONRY SIGH, 24.6 FEET EAST OF ROUTE 47 CURB LINE AND 23 FEET SOUTH-SOUTHWEST OF A HYDRANT.
ELEVATION: 900.60 DATUM: NAVD88-GEOID 12B

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ARROW BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF REGENCY PARKWAY AND NORTH-SOUTH ACCESS ROAD ON THE EAST SIDE OF SITE.
ELEVATION: 899.62 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 2:
SOUTHEAST BOLT OF TRAFFIC SIGNAL BASE ON PORKCHOP ISLAND AT THE SOUTHEAST CORNER OF REGENCY PARKWAY AND ILLINOIS ROUTE 47
ELEVATION: 898.78 DATUM: NAVD88-GEOID 12B

NOTES:
1. THE EXISTING 6" WATER SERVICE STUB SHALL BE DISCONNECTED FROM THE 8"X6" TEE, PLUGGED WITH MECHANICAL JOINT PLUG AND ABANDONED BY THE USE OF CLSM WITH BOTH ENDS OF THE EXISTING WATER SERVICE LINE CAPPED WITH THE USE OF MECHANICAL JOINT CAPS.

JULIE
CALL BEFORE
YOU DIG
811

0 20' 40'
1" = 20' (HORIZONTAL)

CAGE CIVIL ENGINEERING
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LICENSED PROFESSIONAL ENGINEER
ALLISON SOUTER
062-073313
OF ILLINOIS

REVISIONS
03/25/22 REVISED PER VILLAGE COMMENTS

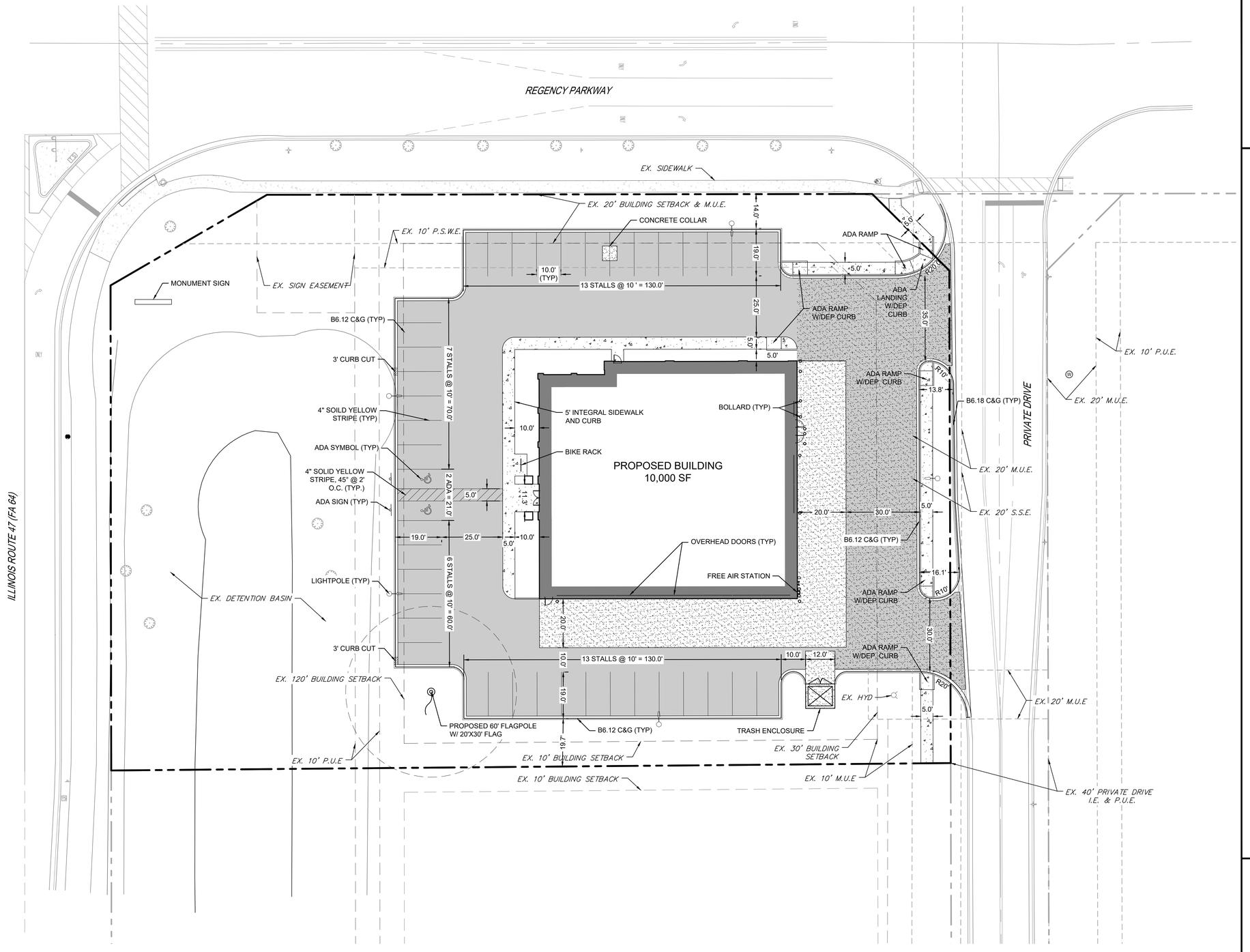
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BELLE TIRE HUNTLEY
IL-47 & REGENCY PKWY.
HUNTLEY, IL 60142

PROJ NO.: 210226
ENG.: AMS
DATE: 02/18/2022

SHEET TITLE
EXISITING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER
C1.0
4 OF 17



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PCC SIDEWALK

BID ALTERNATE #1 - INSTALLATION OF STANDARD DUTY CONCRETE PAVEMENT AND HEAVY DUTY CONCRETE PAVEMENT (PER DETAIL ON PLAN SHEET C5.0) IN LIEU OF STANDARD DUTY ASPHALT AND HEAVY DUTY ASPHALT PAVEMENT, RESPECTIVELY, AS INDICATED HERE.

SITE SUMMARY

CURRENT ZONING:	B-3 SHOPPING CENTER BUSINESS DISTRICT
PROPOSED USE:	TIRE & BATTERY STORE
EXISTING LOT AREA:	1.80 AC
BUILDING AREA:	10,000 SF
F.A.R =	0.23
BUILDING SETBACKS:	
FRONT	120 FT
SIDE	20 FT
REAR	30 FT
PARKING SETBACKS:	
FRONT	10 FT
SIDE	0 FT
REAR	0 FT
PARKING SUMMARY:	
REQUIRED PARKING:	20 STALLS
PROVIDED PARKING:	
STANDARD STALLS	39
ADA STALLS	2
TOTAL PROVIDED STALLS	41
PROVIDED BIKE PARKING:	4

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BELLE TIRE HUNTLEY
IL-47 & REGENCY PKWY.
HUNTLEY, IL 60142

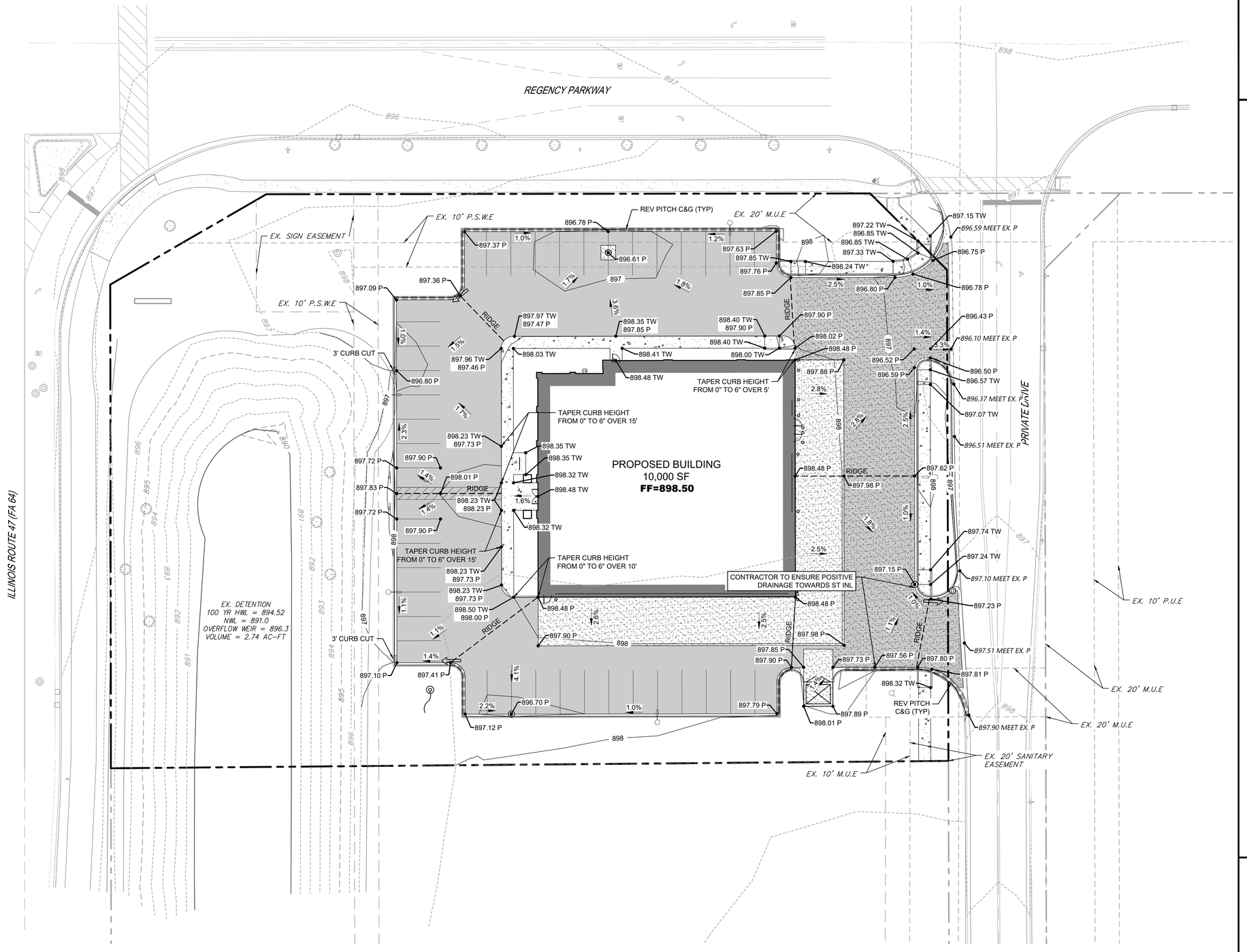
JULIE CALL BEFORE YOU DIG 811

0 20' 40'
1" = 20' (HORIZONTAL)

PROJ NO: 210226
ENG : AMS
DATE : 02/18/2022

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C2.0
5 OF 17



GRADING LEGEND

- 1.0% — DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 100.00 P — SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.398.0007
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HUNTLEY, IL 60142

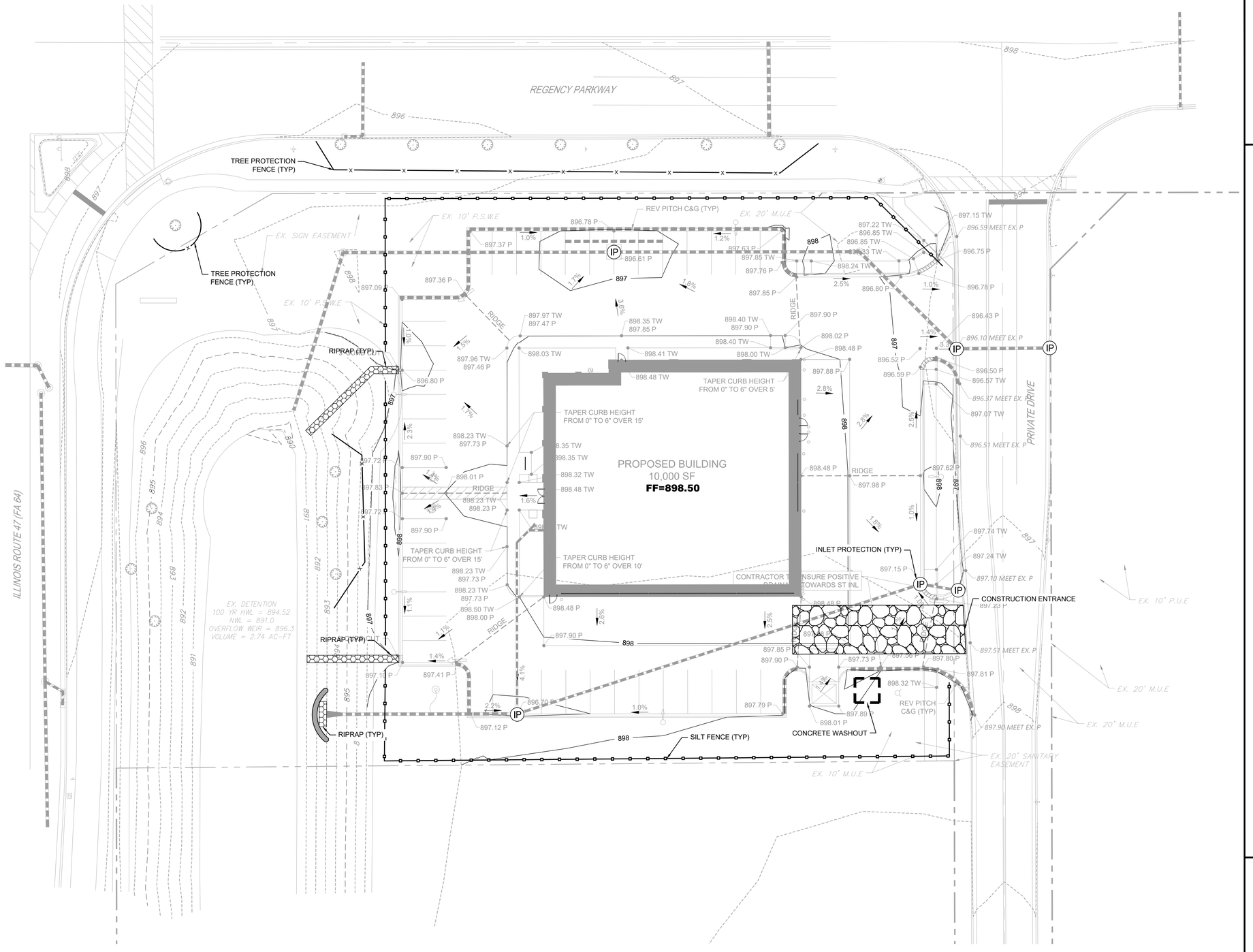
JULIE
CALL BEFORE
YOU DIG
811

PROJ NO: 210226
ENG : AMS
DATE : 02/18/2022

SHEET TITLE
GRADING PLAN

0 20' 40'
1" = 20' (HORIZONTAL)

SHEET NUMBER
C3.0
6 OF 17



SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- RIPRAP
- TEMPORARY CONSTRUCTION ENTRANCE
- SEDIMENT LOG
- INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT

NOTES:

1. CONTRACTOR SHALL TEMPORARILY SEED ALL OPEN SPACES DURING CONSTRUCTION IF NO ACTIVITY TAKES PLACE WITHIN 7 DAYS.

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
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BELLE TIRE HUNTLEY

IL-47 & REGENCY PKWY.
HUNTLEY, IL 60142

JULIE
CALL BEFORE
YOU DIG
811

PROJ NO: 210226
ENG : AMS
DATE : 02/18/2022

SHEET TITLE

SOIL EROSION & SEDIMENT CONTROL PLAN

0 20' 40'
1" = 20' (HORIZONTAL)

SHEET NUMBER

C3.1

7 OF 17

WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

REGENCY PARKWAY

ILLINOIS ROUTE 47 (FA 64)

PRIVATE DRIVE

PROPOSED BUILDING
10,000 SF

0 20' 40'
1" = 20' (HORIZONTAL)

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
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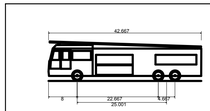
BELLE TIRE HUNTLEY

IL-47 & REGENCY PRKWY.
HUNTLEY, IL

PROJ NO: 210226
ENG : AMS
DATE : 02/18/22

SHEET TITLE
TRUCK TURN EXHIBIT - WB-67

SHEET NUMBER
TR-1
1 OF 1



Huntley Truck 983	
Overall Length	42.667ft
Overall Width	10.000ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Max Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

REGENCY PARKWAY

Huntley Truck 983

ONLY

ONLY

ONLY

ONLY

PROPOSED BUILDING
10,000 SF

PRIVATE DRIVE

ILLINOIS ROUTE 47 (FA 64)

0 20' 40'
1" = 20' (HORIZONTAL)

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HUNTLEY, IL

PROJ NO: 210226

ENG : AMS

DATE : 02/18/22

SHEET TITLE

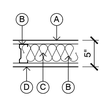
TRUCK TURN EXHIBIT - FIRE TRUCK

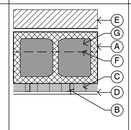
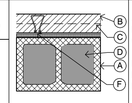
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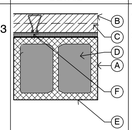
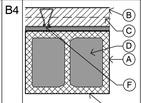
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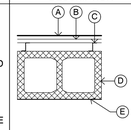
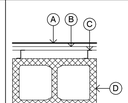
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WALL TYPES

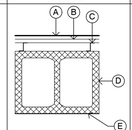
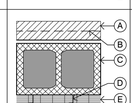
TYPE	DETAIL	DESCRIPTION
A1		A) 5/8" GYPBOARD B) 3 5/8"METAL STUDS / 20 GA. / 16" O.C.
A2		A) 5/8" GYPBOARD B) 3 5/8" METAL STUDS / 20 GA. / 16" O.C. C) SOUND INSULATION
A3		A) 1/2" GYP BOARD W/ CERAMIC TILE WAINSCOT - SEE ELEVATIONS B) 3 5/8" METAL STUDS / 20 GA. / 16" O.C. C) FULL BATT SOUND INSULATION D) 1/2" GYP BOARD

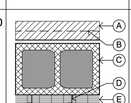
TYPE	DETAIL	DESCRIPTION
B1		A) 8" ARCHITECTURAL BLOCK B) 1 1/2" GALV. MT. FRNG C) RIGID INSULATION D) 3/4" GYP BD. E) MODULAR CLAY BRICK F) GLAZING SYSTEM ABOVE G) FOAMED-IN BLOCK INSUL H) CERAMIC TILE WAINSCOT (SEE ELEVATIONS)
B2		A) 10" ARCH. BLOCK B) MODULAR CLAY BRICK C) LINE OF BRICK VENEER & 8" CONC BLOCK ABOVE D) FOAMED-IN BLOCK INSUL. E) PAINTED SURFACE F) 1" EXTRUDED POLYSTYRENE RIGID INSUL. BD. (MIN. R-5) SECURED TO CONC. BLK. WALL W/ WIRE TIE EYES/ BRICK TIES. SEAL JOINTS W/ FOAM JOINT TAPE OR FOAM SEALANT

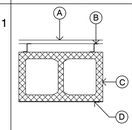
TYPE	DETAIL	DESCRIPTION
B3		A) 12" ARCH. BLOCK B) MODULAR CLAY BRICK C) LINE OF BRICK VENEER & 10" CONC BLOCK ABOVE D) FOAMED-IN BLOCK INSUL. E) PAINTED SURFACE F) 1" EXTRUDED POLYSTYRENE RIGID INSUL. BD. (MIN. R-5) SECURED TO CONC. BLK. WALL W/ WIRE TIE EYES/ BRICK TIES. SEAL JOINTS W/ FOAM JOINT TAPE OR FOAM SEALANT
B4		A) 12" ARCH. BLOCK (STRUCT. PIER) + 2" CONC. BLOCK FILLER @ BASE B) BRICK VENEER C) LINE OF BRICK VENEER & 12" STRUCT. PIER ABOVE) D) FOAMED-IN INSULATION E) PAINTED SURFACE F) 1" EXTRUDED POLYSTYRENE RIGID INSUL. BD. (MIN. R-5) SECURED TO CONC. BLK. WALL W/ WIRE TIE EYES/ BRICK TIES. SEAL JOINTS W/ FOAM JOINT TAPE OR FOAM SEALANT

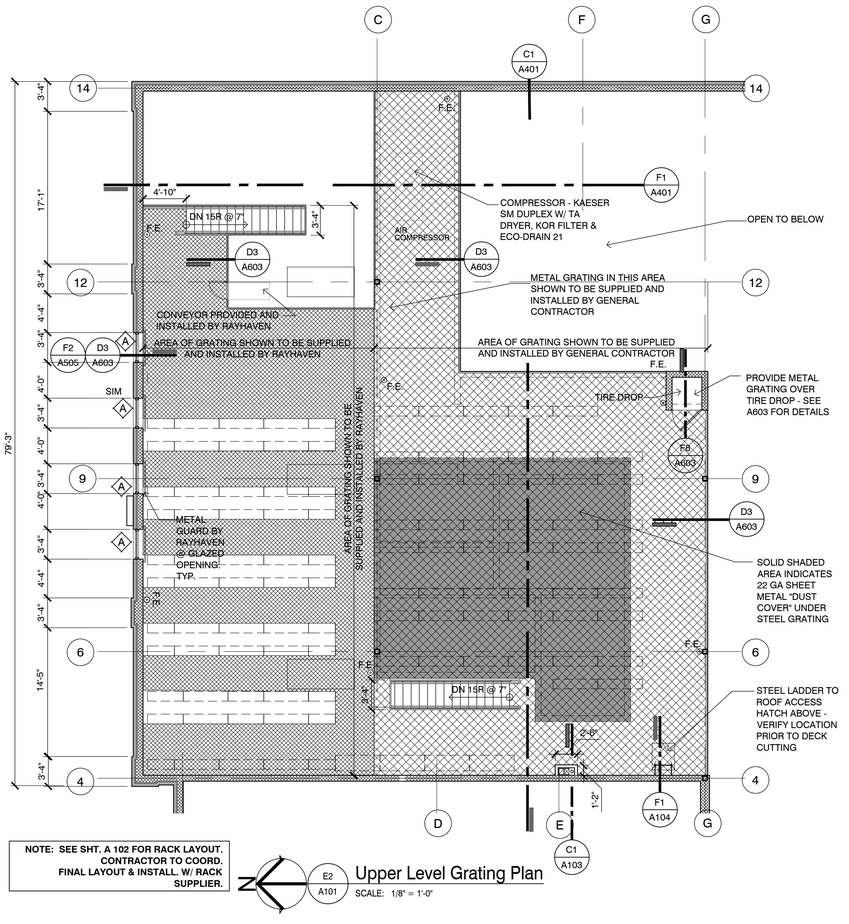
TYPE	DETAIL	DESCRIPTION
B5		A) CERAMIC TILE WAINSCOT (WT-1 / WT-2) B) 3/4" GYP BOARD C) 1 1/2" GALVANIZED FURRING STRIPS D) 8" CONCRETE BLOCK PAINT INTERIOR E) PAINTED SURFACE
B6		A) CERAMIC TILE WAINSCOT (PT-1) B) 3/4" GYP BOARD C) 1 1/2" GALVANIZED FURRING STRIPS D) 8" CONCRETE BLOCK PAINT INTERIOR E) PAINTED SURFACE

WALL TYPES

TYPE	DETAIL	DESCRIPTION
B7		A) CERAMIC TILE WAINSCOT (PT-1) B) 3/4" GYP BOARD C) 1 1/2" GALVANIZED FURRING STRIPS D) 12" CONCRETE BLOCK PAINT INTERIOR E) PAINTED SURFACE
B8		A) BRICK VENEER B) LINE OF BRICK VENEER & 6" CONCRETE BLOCK ABOVE C) 8" CONC BLOCK BASE D) 1 1/2" GALVANIZED FURRING STRIP E) RIGID INSULATION F) 3/4" GYP BOARD G) CERAMIC TILE (PT-1) WAINSCOT

TYPE	DETAIL	DESCRIPTION
B9		A) 8" CONCRETE BLOCK-BOTH SIDES PER FINISH SCHEDULE
B10		A) BRICK VENEER B) LINE OF BRICK VENEER & 6" CONCRETE BLOCK ABOVE C) 8" CONC BLOCK BASE D) 1 1/2" GALVANIZED FURRING STRIP E) RIGID INSULATION F) 3/4" GYP BOARD G) CERAMIC TILE (WT-1 / WT-2) WAINSCOT

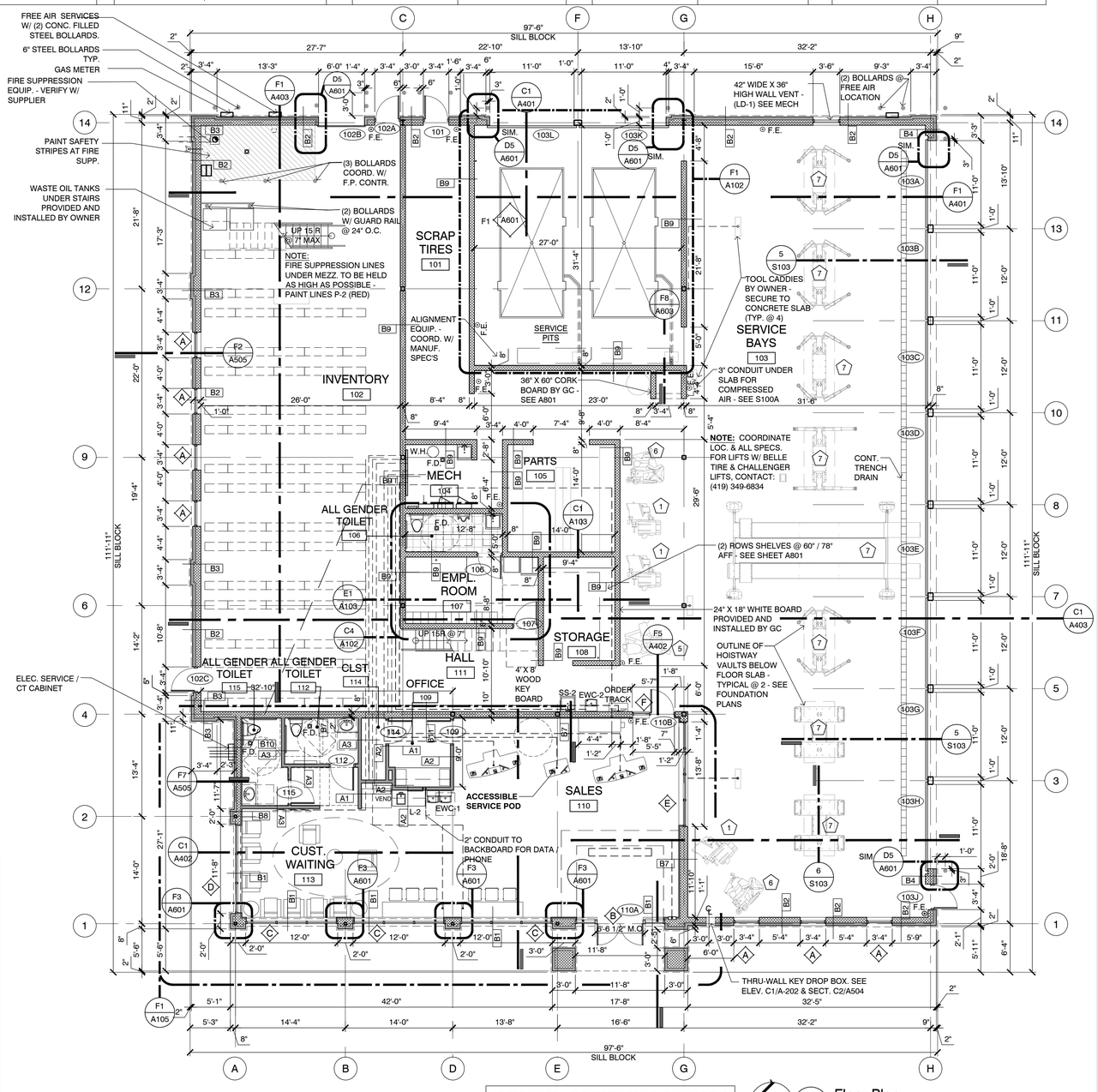
TYPE	DETAIL	DESCRIPTION
B11		A) 1/2" GYPBOARD B) 1 1/2" GALVANIZED FURRING STRIPS C) 8" CONCRETE D) PAINTED SURFACE



NOTE: SEE SHT. A 102 FOR RACK LAYOUT. CONTRACTOR TO COORD. FINAL LAYOUT & INSTALL. W/ RACK SUPPLIER.

E2 / A101 Upper Level Grating Plan

SCALE: 1/8" = 1'-0"



THERE WILL BE 15 EMPLOYEES WORKING AT ANY ONE TIME. THEREFORE TOTAL OF (3) THREE SEPARATE RESTROOMS LABELED FOR "ALL GENDER" ARE PROVIDED

F4 / A101 Floor Plan

SCALE: 1/8" = 1'-0"

NOTES:

1. CONVEYOR SHALL BE MANUFACTURED, INSTALLED & GUARDED IN ACCORDANCE W/ THE REQUIREMENTS OF ASME B20.1.
2. ALL FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA, CURRENT EDITION
3. ALL NON-CARPETED WALKING SURFACES, INCLUDING MEANS OF EGRESS WALKING SURFACES, SHALL HAVE A SLIP-RESISTANT SURFACE.
4. COORDINATE METAL STORAGE RACK, LIFT EQUIPMENT & METAL STAIRS WITH THE ASSOCIATED EQUIPMENT SUPPLIERS.
5. METAL LOCKERS LOCATED IN BREAK ROOM TO BE PROVIDED BY RAYHAVEN EQUIPMENT OF LIVONIA, MICHIGAN (7348.744.9260)
6. VERIFY ALL COLUMN LINE DIMENSIONS W/ STEEL FABRICATION DOCUMENTS
7. ALL ACCESSIBLE DOORS, RAMPS, PARKING SPACES, ETC., SHALL MEET WITH STANDARDS SET BY THE ILLINOIS ACCESSIBILITY CODE, CURRENT ADDITION
8. ALL SIGNAGE, BOTH INTERIOR AND/ OR EXTERIOR, SHALL CONFORM WITH THE GOVERNING ORDINANCE
9. ALL OPERABLE PARTS SHALL COMPLY WITH SECTION 309 ICC/ANSI AND IBC 2012 (1109.13)
10. ALL AUDIBLE DEVICES COMPLY WITH IBC 2012 (903.4.2)
11. ALARMS SHALL MEET THE REQUIREMENTS SET FORTH IN THE ICC/ANSI A117.1 SECTION (702)
12. VISUAL & AUDIBLE ALARMS SHALL MEET THE REQUIREMENTS SET FORTH IN IBC 2012 (907.9.1.1) (907.9.2)
13. ALL WOOD TO BE FIRE-RETARDANT TREATED
14. FLOOR LOAD AT METAL GRATING TO BE 125 PSF PER SECTION 16070.1 TABLE 1607.1 OF THE 2012 INTERNATIONAL BUILDING CODE.
15. METAL STORAGE RACKS, PORTION OF UPPER LEVEL EQUIPMENT GRATING AND STAIRS TO BE PROVIDED AND INSTALLED BY RAYHAVEN EQUIPMENT OF LIVONIA, MI (734.744.9260)

Equipment List		
1	WHEEL BALANCERS (2)	COORD. W/ BELLE TIRE
2	SAFETY CLEAN	COORD. W/ BELLE TIRE
3	BRAKE LATHE (2)	COORD. W/ BELLE TIRE
4	BENCH GRINDER ON METAL TABLE	COORD. W/ BELLE TIRE
5	TIRE MACHINE	COORD. W/ BELLE TIRE
6	TIRE CHANGER	COORD. W/ BELLE TIRE
7	LIFTS (8)	COORD. W/ BELLE TIRE & DOWS EQUIP. SALES & SERVICE
8	CONVEYOR	COORD. W/ BELLE TIRE

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Consultants

Project

Belle Tire

XXXXX IL-47
Huntley, IL 60142

Village Submittal: February 18, 2022

MARK DATE DESCRIPTION

PROJECT NO:
21-870

MODEL FILE:
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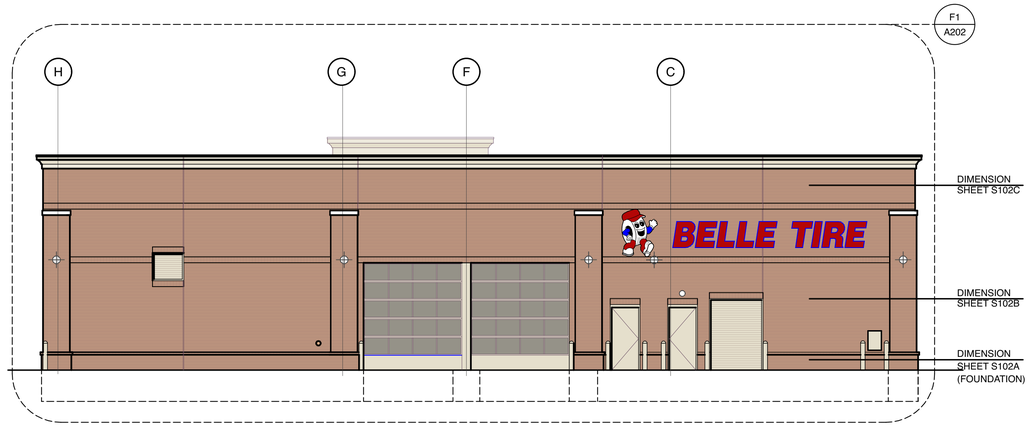
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SHEET TITLE

Floor Plan

A101

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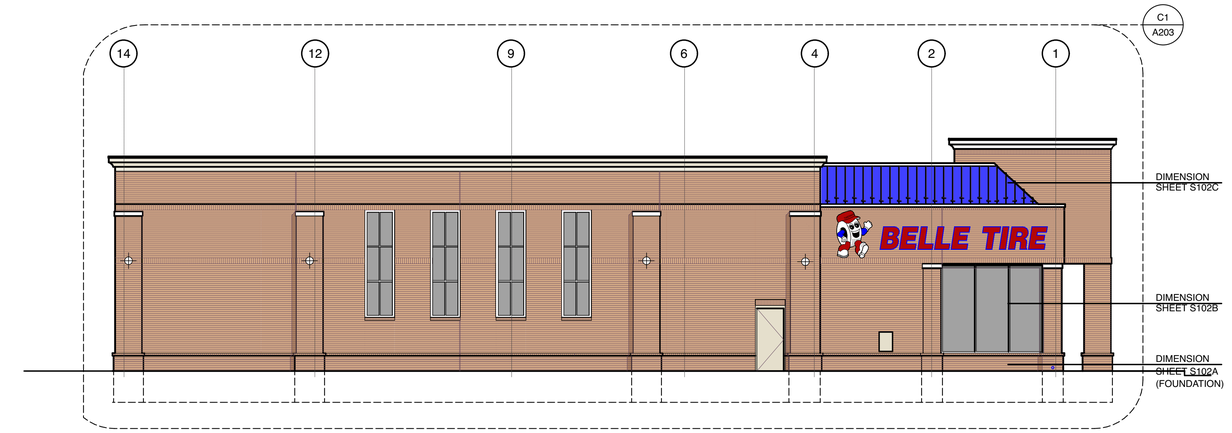
B1 A201 North Elevation
SCALE: 1/8" = 1'-0"



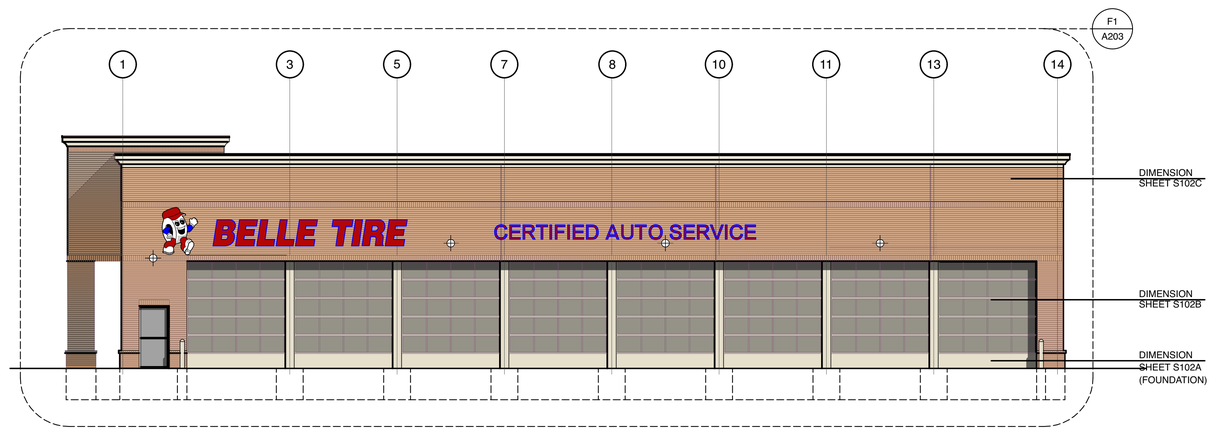
B6 A201 West Elevation
SCALE: 1/8" = 1'-0"

MATERIALS:

MARK	MATERIAL	DESCRIPTION
EIFS-1	E.I.F.S.	STO-STOLIT 1.0 MOONLIT SAND 10611-64
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.
GL-1	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROVIDE TEMPERED GLASS AS REQUIRED
GL-2	GLAZING SYSTEM	GLAZING: 3/8" TWIN WALL HONEYCOMB POLYCARBONATE PANELS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP.
MC-1	COPING	DURO-LAST 2 PIECE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECTS APPROVAL
P-1	PAINT	#2333 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7666 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GRENADIER RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN



D5 A201 North Elevation
SCALE: 1/8" = 1'-0"



F5 A201 South Elevation
SCALE: 1/8" = 1'-0"

Seal

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Consultants

Project

Belle Tire

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Huntley, IL 60142

Village Submittal: February 18, 2022

MARK DATE DESCRIPTION

PROJECT NO:
21-870

MODEL FILE:
Huntley_Color_Elevations_1.1.pln

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SHEET TITLE

Building Elevations

A201

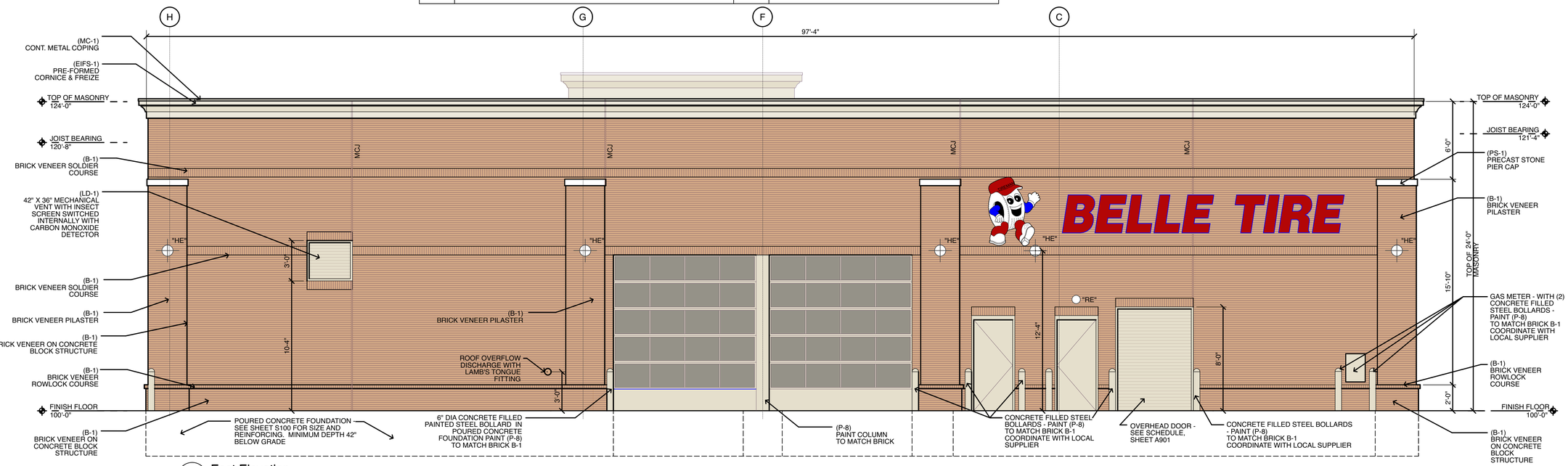
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C1 / A202 **West Elevation**
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS / COLORS

MARK	DESCRIPTION	MARK	DESCRIPTION
B-1	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.	PS-1	PRE-CAST STONE COLOR - BUFF. CONTRACTOR TO SUBMIT SAMPLE FOR ARCHITECT APPROVAL
EIFS-1	STO-STOLIT 1.0 MOONLIT SAND 10611-64	P-1	#2333 CAPE COD GREY - INDUSTRIAL ENAMEL - PRATT & LAMBERT
MC-1	DURO-LAST / FIRESTONE 2 PIECE SNAP-ON METAL FASCIA - COLOR TO MATCH EIFS - KYNAR FINISH	P-2	GRENADIER RED - INDUSTRIAL ENAMEL - PRATT & LAMBERT
SSM-1	STANDING SEAM ROOF - REGAL BLUE" KYNAR FINISH	P-3	COLOR TO MATCH BRICK VENEER - TO BE DETERMINED
GL-1	GLAZING: STOREFRONT - 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM (TO MATCH EXISTING OR ARCHITECT APPROVED EQUAL) PROVIDE TEMPERED GLASS AS INDICATED ON A701	P-4	DRYFALL BRILLIANT WHITE - @ INTERIOR ROOF DECK ONLY
		P-5	GENERAL WHITE - INDUSTRIAL ENAMEL - PRATT & LAMBERT
GL-2	GLAZING: 3/8" TWIN WALL HONEYCOMB POLYCARBONATE PANELS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP.	P-6	SHERWIN WILLIAMS #7038 TONY TAUPE SATIN
		P-7	BLACK SEMI-GLOSS SHERWIN WILLIAMS - INDUSTRIAL ENAMEL
		P-8	BENJAMIN MOORE - "MARYVILLE BROWN" HC-75



F1 / A202 **East Elevation**
SCALE: 1/4" = 1'-0"

/Volumes/enright/Shared/Projects/_Belle Tire/21-870_BT_IL_Huntley/5_Disciplines-Design/Architectural/CAD/_SD/Huntley_Color_Elevations_1.1.pln

Seal

LICENSED ARCHITECT
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Village Submittal: February 18, 2022

MARK DATE DESCRIPTION

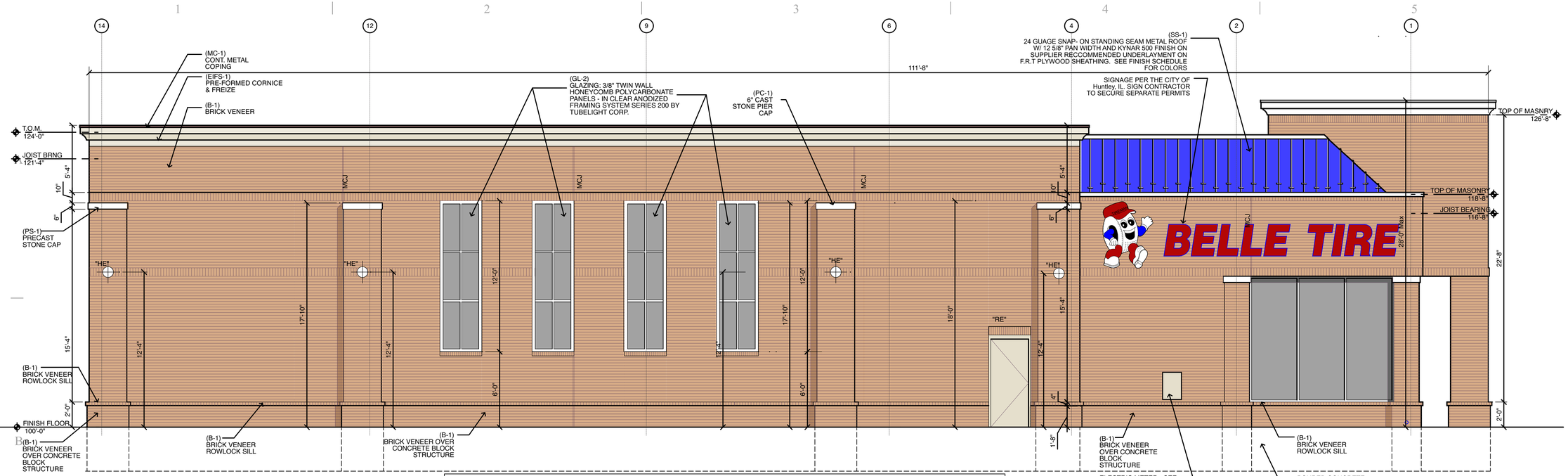
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SHEET TITLE
Building Elevations

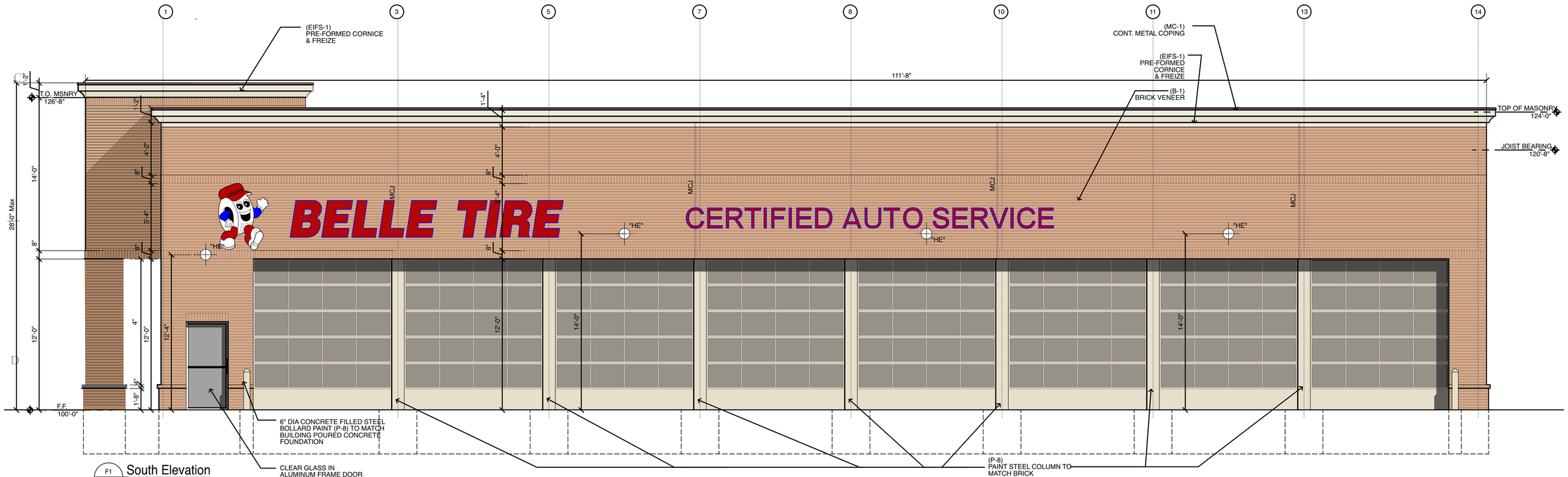
A202



C1 / A203 **North Elevation**
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS / COLORS

MARK	DESCRIPTION	MARK	DESCRIPTION
B-1	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.	PS-1	PRE-CAST STONE COLOR - BUFF. CONTRACTOR TO SUBMIT SAMPLE FOR ARCHITECT APPROVAL
EIFS-1	STO-STOLIT 1.0 MOONLIT SAND 10611-64	P-1	#2333 CAPE COD GREY - INDUSTRIAL ENAMEL - PRATT & LAMBERT
MC-1	DURO-LAST / FIRESTONE 2 PIECE SNAP-ON METAL FASCIA - COLOR TO MATCH EIFS - KYNAR FINISH	P-2	GRENADIER RED - INDUSTRIAL ENAMEL - PRATT & LAMBERT
SSM-1	STANDING SEAM ROOF - REGAL BLUE" KYNAR FINISH	P-3	COLOR TO MATCH BRICK VENEER - TO BE DETERMINED
GL-1	GLAZING: STOREFRONT - 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM (TO MATCH EXISTING OR ARCHITECT APPROVED EQUAL) PROVIDE TEMPERED GLASS AS INDICATED ON A701	P-4	DRYFALL BRILLIANT WHITE - @ INTERIOR ROOF DECK ONLY
		P-5	GENERAL WHITE - INDUSTRIAL ENAMEL - PRATT & LAMBERT
GL-2	GLAZING: 3/8" TWIN WALL HONEYCOMB POLYCARBONATE PANELS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP.	P-6	SHERWIN WILLIAMS #7038 TONY TAUPE SATIN
		P-7	BLACK SEMI-GLOSS SHERWIN WILLIAMS - INDUSTRIAL ENAMEL
		P-8	BENJAMIN MOORE - "MARYVILLE BROWN" HC-75



F1 / A203 **South Elevation**
SCALE: 1/4" = 1'-0"

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Village Submittal: February 18, 2022

MARK DATE DESCRIPTION

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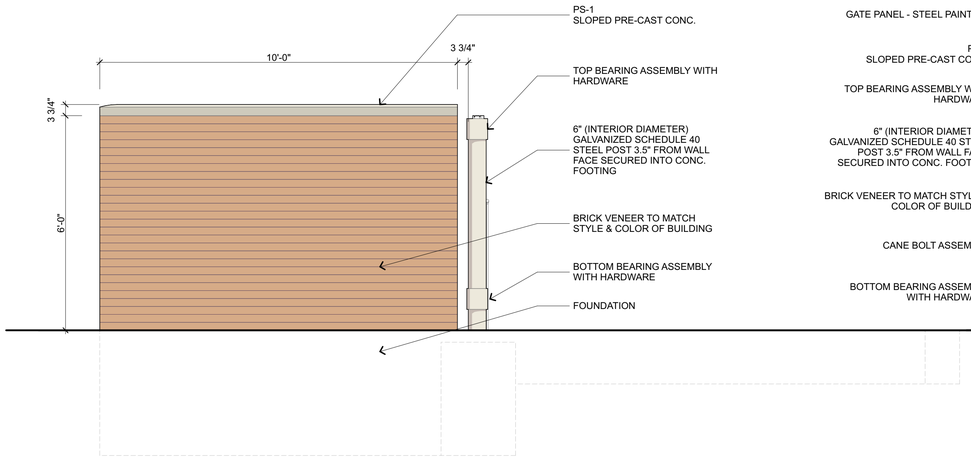
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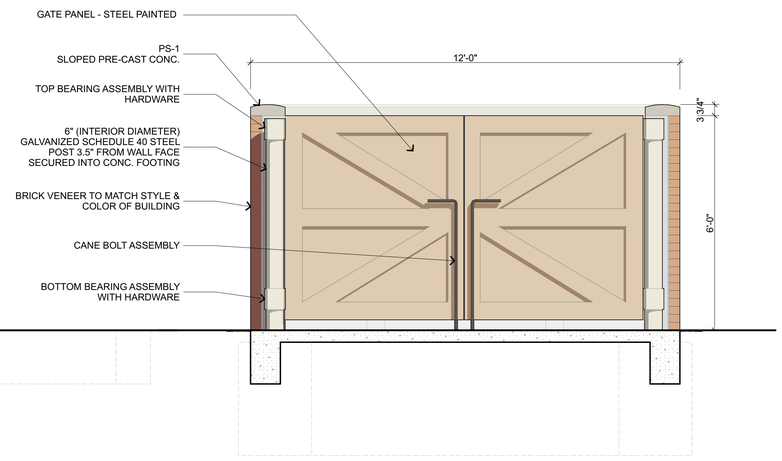
SHEET TITLE
Building Elevations

A203

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C1 / A204 **West Elevation**
SCALE: 1/2" = 1'-0"



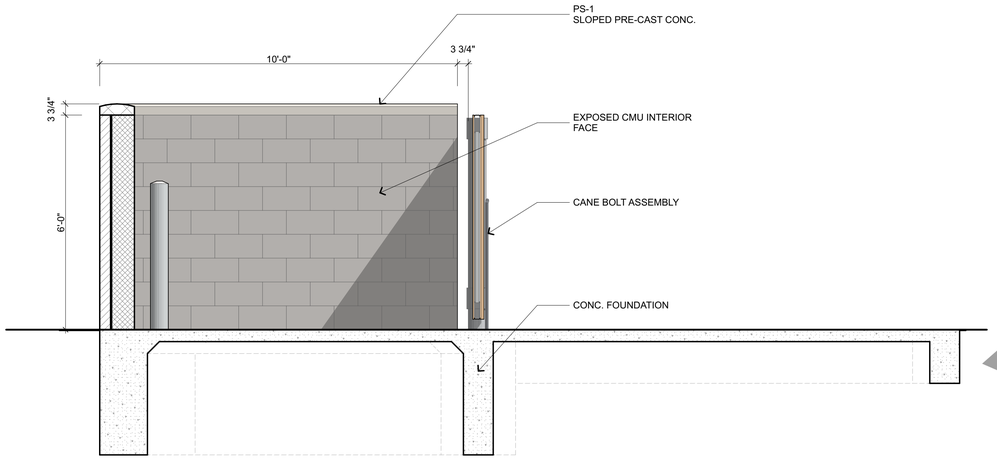
C5 / A204 **South Elevation**
SCALE: 1/2" = 1'-0"

MATERIALS:

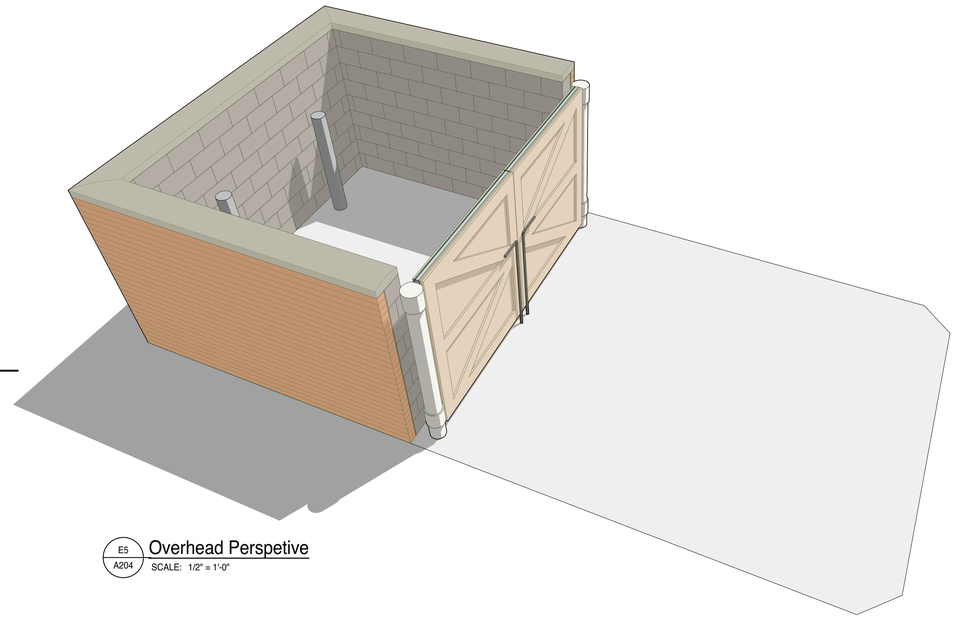
MARK	MATERIAL	DESCRIPTION
EIFS-1	E.I.F.S.	STO-STOLIT 1.0 MOONLIT SAND 10611-64
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.
GB-1	GLAZED BLOCK	TRENWYTH ASTRA-GLAZE-SW + SERIES -COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROVIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURO-LAST 2 PIECE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL
P-1	PAINT	#2333 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7666 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GRENADIER RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

NOTE:

ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 5-1-13.



E1 / A204 **Section Looking East**
SCALE: 1/2" = 1'-0"



E5 / A204 **Overhead Perspetive**
SCALE: 1/2" = 1'-0"

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Huntley, IL 60142

Village Submittal: February 18, 2022

Village Re-submittal: March 25, 2022

MARK DATE DESCRIPTION

PROJECT NO:
21-870

MODEL FILE:
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SHEET TITLE
Dumpster

A204



View From North West



View From South West

Seal

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Renderings

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Site Planning
Illustration
2324 W. Armitage Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR.
157-001000
STATE OF ILLINOIS

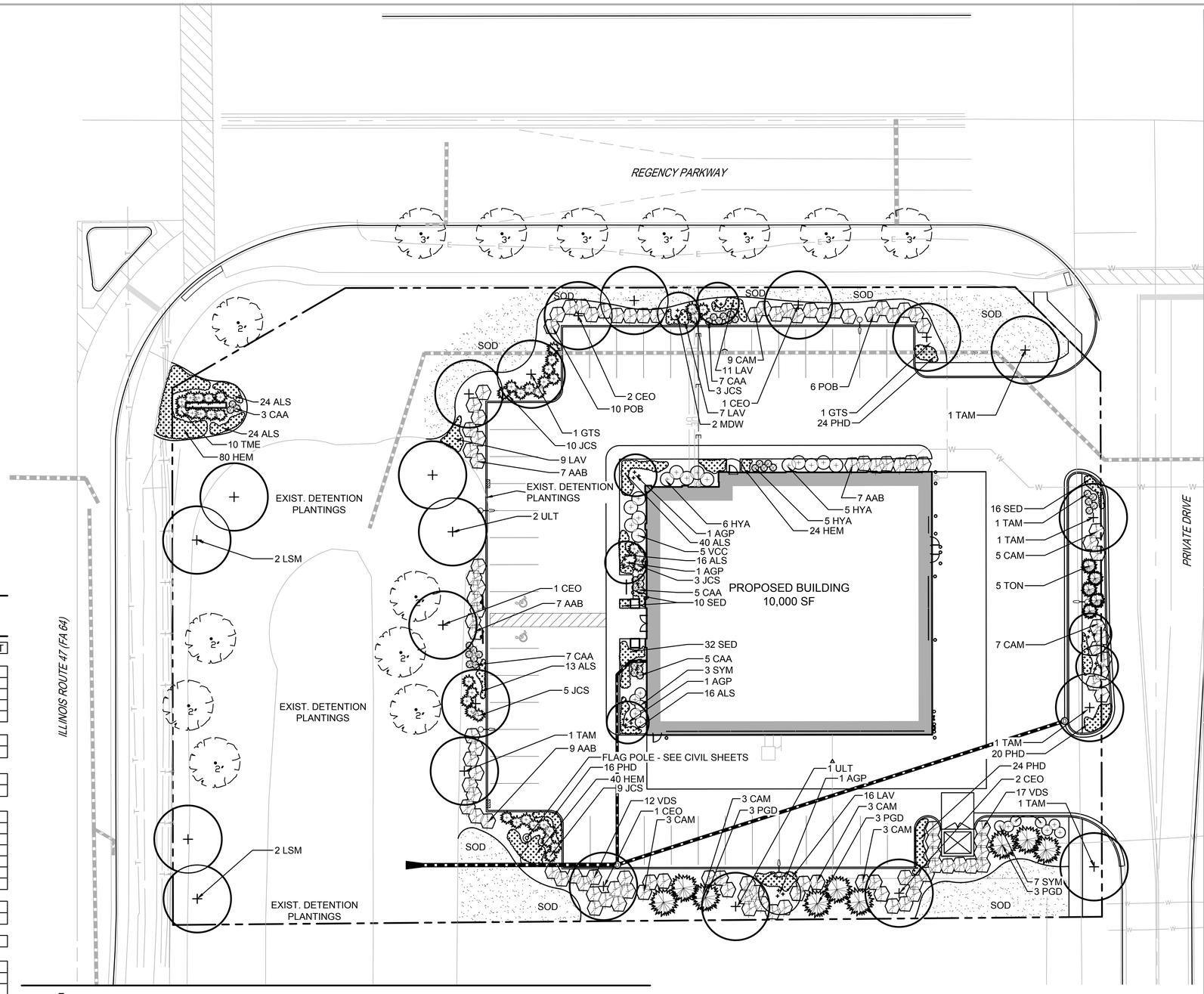
EXPIRES 08/2023

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SODDED LAWN

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
CEO	2.5" CAL.	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B
GTS	3.0" CAL.	3	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	B&B
LSM	2.5" CAL.	4	LIQUIDAMBAR STYRAC. 'MORAINE'	MORAINE AMERICAN SWEETGUM	B&B
TAM	2.5" CAL.	6	TILIA AMERICANA 'MCKSENTRY'	AMERICAN SENTRY LINDEN	B&B
ULT	2.5" CAL.	5	ULMUS TRIUMPH 'MORTON GLOSSY'	TRIUMPH ELM	B&B
ORNAMENTAL TREES					
AGP	8' MULTI	4	AMELANCHIER GRAN. 'PRINCESS DI'	PRINCESS DIANA SERVICEBERRY	B&B
MDW	8' MULTI	4	MALUS 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	B&B
EVERGREEN TREES					
PGD	6' HT.	9	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B&B
TON	6' HT.	5	THUJA OCCIDENTALIS 'NIGRA'	NIGRA ARBORVITAE	B&B
DECIDUOUS SHRUBS					
AAB	36" HT.	30	ARONIA ARBUT. 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	B&B
CAM	36" HT.	31	CORNUS ALBA 'ARGENTEO MARG.'	CREAM EDGE DOGWOOD	B&B
HYA	24" HT.	10	HYDRANGEA ARBOR. 'ANNABELLE'	ANNABELLE HYDRANGEA	B&B
POB	36" HT.	23	PHYSOCARPUS OPUL. 'DIABLO'	DIABLO NINEBARK	B&B
SYM	24" HT.	12	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	B&B
VCC	24" HT.	5	VIBURNUM CARLESII 'CAYUGA'	CAYUGA KOREANSPICE VIBURNUM	B&B
VDS	36" HT.	29	VIBURNUM DENT. 'SYNNESVEDT'	CHICAGO LUSTRE ARROW. VIBURNUM	B&B
EVERGREEN SHRUBS					
JSG	24" W.	30	JUNIPERUS CHIN. 'SEA GREEN'	SEA GREEN JUNIPER	B&B
TME	24" W.	10	TAXUS X MEDIA 'EVERLOW'	EVERLOW YEW	B&B
ORNAMENTAL GRASSES					
CAA	#3 CONT.	37	CALAMAGROSTIS ACUT. 'STRICTUS'	STRICTUS FEATHER REED GROUND	
GROUNDCOVER / PERENNIALS					
ALS	#1 CONT.	133	ALLUM TANGUT. 'SUMMER BEAUTY'	SUMMER BEAUTY WILD OINION	18" O.C.
HEM	#1 CONT.	144	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	15" O.C.
LAV	#1 CONT.	41	LAVENDULA 'MUNSTEAD STRAIN'	MUNSTEAD ENGLISH LAVENDAR	24" O.C.
PHD	#1 CONT.	84	PHLOX DIVARICATA	BLUE PHLOX	15" O.C.
SED	#1 CONT.	58	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	18" O.C.
SOD	SQ. YD.	528	SODDED LAWN		



1 LANDSCAPE PLAN

N

SHEET SCALE 1"=20'
0' 10' 20' 40' 60'

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS

03/25/22 REVISED PER VILLAGE COMMENTS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING AND ANY PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

BELLE TIRE HUNTLEY

IL-47 & REGENCY PKWY.
HUNTLEY, IL 60142

PROJ NO: 210226

ENG : AMS

DATE : 02/18/2022

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L.2

OF 17

LG Workshop LLC
Landscape Architecture
Site Planning
Illustration
2324 W. Armitage Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR.
157-001930
STATE OF ILLINOIS

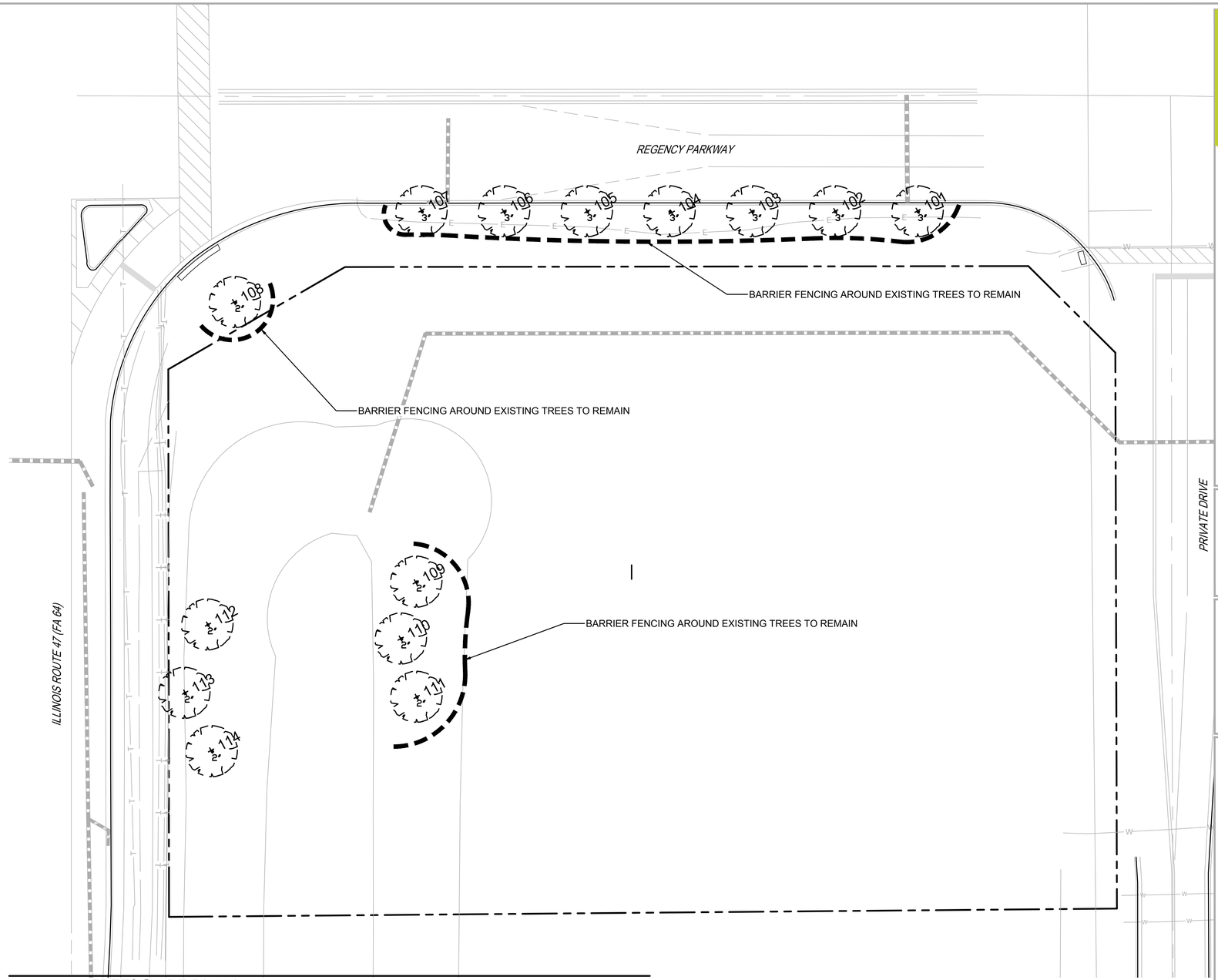
EXPIRES 08/2023

EXISTING VEGETATION DESCRIPTION

SITE IS A VACANT LOT WITH A DEVELOPED DETENTION BASIN ALONG THE WEST SIDE.
7 TREES EXIST. ALONG THE REGENCY PARKWAY R.O.W. AND WILL BE PRESERVED. SEVEN ADDITIONAL TREES WITHIN A NATIVE SEEDED DETENTION AREA WILL ALSO BE PRESERVED. NO TREES ON SITE SHALL BE REMOVED

TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.



1 TREESCAPE PLAN

SURVEY OF EXISTING TREES

BEST 1

TREE #	SIZE	SCIENTIFIC NAME	COMMON NAME	CONDITION	COMMENTS
101	3"	ACER FREEMANII	FREEMAN MAPLE	2	PRESERVE
102	3"	ACER FREEMANII	FREEMAN MAPLE	1	PRESERVE
103	3"	ACER FREEMANII	FREEMAN MAPLE	1	PRESERVE
104	3"	ACER FREEMANII	FREEMAN MAPLE	1	PRESERVE
105	3"	ACER FREEMANII	FREEMAN MAPLE	1	PRESERVE
106	3"	ACER FREEMANII	FREEMAN MAPLE	1	PRESERVE
107	3"	ACER FREEMANII	FREEMAN MAPLE	1	PRESERVE
108	2"	QUERCUS BICOLOR	SWAMP WHITE OAK	1	PRESERVE
109	2",2",2"	BETULA NIGRA	RIVER BIRCH	1	PRESERVE
110	2",2",2"	BETULA NIGRA	RIVER BIRCH	1	PRESERVE
111	2",2",2"	BETULA NIGRA	RIVER BIRCH	1	PRESERVE
112	2"	QUERCUS BICOLOR	SWAMP WHITE OAK	1	PRESERVE
113	2"	CELTIS OCCIDENTALIS	HACKBERRY	1	PRESERVE
114	2"	QUERCUS BICOLOR	SWAMP WHITE OAK	1	PRESERVE

TREE PROTECTION & REMOVAL LEGEND

EXISTING DECIDUOUS TREE TO REMAIN

EXISTING DECIDUOUS TREE TO BE REMOVED

N

SHEET SCALE 1"=20'
0' 10' 20' 40' 60'

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
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WWW.CAGECIVIL.COM

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BELLE TIRE HUNTLEY

IL-47 & REGENCY PKWY.
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PROJ NO: 210226

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SHEET TITLE

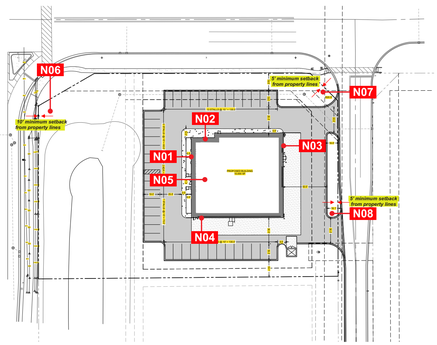
TREESCAPE PLAN

SHEET NUMBER

L.1

OF 17

Site Plan


N06
N07
N02
N03
N01
N05
N04
N08
5' minimum setback from property lines
5' minimum setback from property lines
5' minimum setback from property lines
5' minimum setback from property lines
ENTRANCE
EXIT
ENTRANCE
EXIT
DRIVE-THRU
DRIVE-THRU
DRIVE-THRU

AN ORDINANCE APPROVING A FINAL PLANNED UNIT DEVELOPMENT AND A SPECIAL USE PERMIT FOR AUTOMOBILE REPAIR, MINOR WITHIN THE "B-3 (PUD)" – SHOPPING CENTER BUSINESS DISTRICT

Lot 7 of Huntley Crossings – Phase II Plat II; PIN 02-04-151-001

Barnes Development LLC, Petitioner and RUBY-02-HNTLYCMRCL, LLC, Owner

Ordinance (O)2022-04.##

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, Barnes Development LLC has submitted a proposal for development which includes the construction of a new 10,000 square-foot Belle Tire with 10 repair bays; and

WHEREAS, the ±1.81-acre parcel is located on southeast corner of Route 47 and Regency Parkway and is zoned "B-3 (PUD)" – Shopping Center Business District – Planned Unit Development; and

WHEREAS, Barnes Development LLC, Petitioner and RUBY-02-HNTLYCMRCL LLC, Owner have requested approval of a Final Planned Unit Development for Lot 7 of Huntley Crossings – Phase II Plat II and a Special Use Permit for Automobile Repair, Minor within the "B-3 (PUD)" – Shopping Center Business District to allow for the construction of a Belle Tire; and

WHEREAS, as proposed, the plans will require the following relief to be approved as part of the Final Planned Unit Development.

1. Section 156.123(D) of the Zoning Ordinance, allows one wall sign per street frontage. Section 156.123(C) requires the location of the sign be limited to the street frontage of the building. Section 156.123(A) states the total surface area of all wall signs on a building shall not exceed one (1) square foot for each lineal foot of the building frontage. The site only has frontage on Route 47 and Regency Parkway and the building's frontage measures ±203.5-feet, therefore allowing two (2) wall signs measuring up to 203.5 square feet. Relief is required to allow a total of four (4) wall signs totaling ±411.41 square feet, with the third and fourth wall signs installed upon the south and east elevations without street frontage.
2. Section 156.039(C)(5) establishes the maximum height allowable for the B-3 District. Relief is required to install a 60' flag pole, which will accommodate a flag 20' X 30' in size.

WHEREAS, the Plan Commission conducted a public hearing for the request on Monday, April 11, 2022, and with no members of the public offering testimony in opposition or in favor of the request, and after having considered Standards for Special Use Permits, the Plan Commission unanimously recommended approval of the request by a vote of 6 to 0, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. All repair work shall be performed inside the structure.

DRAFT

4. Vehicles awaiting or following repair shall not be stored outside on-site for longer than 24 hours.
5. The lighting fixture shall be selected to match that of the neighboring development and the photometric plans shall be resubmitted and approved by the Development Services Department.
6. No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

The Plan Commission added the following conditions:

7. Further evaluation shall be given to the existing condition of the detention basin. If determined necessary, additional native plantings shall be added.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The request from Barnes Development LLC, Petitioner and RUBY-02-HNTLYCMRCL, LLC, Owner, for a Final Planned Unit Development and a Special Use Permit for Automobile Repair, Minor in the "B-3" (PUD) – Shopping Center Business District – Planned Unit Development is hereby approved subject to the conditions referenced above.

SECTION II: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 28th day of April, 2022.

APPROVED:

_____
Timothy J. Hoeft, Village President

ATTEST:

_____
Rita McMahon, Village Clerk

DRAFT

Agenda Item: **Consideration – An Ordinance approving an Amendment to the Site Plan Approval for Lot 2A of Regency Square Phase 2A within the "C-2 PDD" Regional Retail – Planned Development District, for the construction of two accessory structures for Rookies Bar and Grill, 12220 Princeton Drive**

Petitioner: **Rookies Bar and Grill, Petitioner and Hamilton Partners, Owner**

Department: **Development Services – Planning and Zoning Division**

Introduction

Lot 2A of Regency Square Phase 2A is a ±1.81-acre parcel located in the Regency Square outlots fronting Route 47. The property is zoned "C-2 PDD" Regional Retail – Planned Development District. Ordinance (O)2012-08.34 authorized the original site plan approval allowing for the construction of the 7,977 square-foot building which is now home to Jimmy John's Sandwiches, Little Caesars Pizza, and Rookies Bar and Grill. Both end cap units have an existing open air paver patio which supports customer seating. The petitioner, Rookies Bar and Grill, is proposing to amend the site plan to allow for the construction of two accessory structures within the front patio area upon the property located at 12220 Princeton Drive.

Staff Analysis

Site Plan

The Petitioner proposes to construct two accessory structures within the front paver patio seating area of Rookies Bar and Grill.

Pergola

The Petitioner proposes a ±25' X 14' cedar pergola. The pergola will stand ±13' tall with 9'-6" of clearance between the paver grade and the lowest beam. The pergola is positioned directly adjacent to the existing storefront glass windows with 10' of separation between the principle building and the accessory structure. The pergola will remain "open" to the sky. Electrical switches and receptacles will be added to support the installation of lighting and outdoor fans.

Performance Stage

The petitioner also proposes a ±50 square-foot triangular performance stage. The stage is positioned on the northeast corner of the patio and will be enclosed on both the north and east elevations. The performance stage is comprised of a 6" raised paver platform, ±2' tall paver walls and columns, and cedar siding which encloses the "back" of the stage. The stage will remain open facing the restaurant seating area. The ±12' tall structure will be capped using a red metal seamed roofing system.

Landscaping

The existing landscape area is proposed to be updated to complement the new additions to the patio area. The perimeter of the patio will re-use the existing ornamental grass and daylily, with the addition of nine little lime hydrangeas facing the east parking lot and five Autumn Jazz Viburnum facing the Starbucks drive thru on the neighboring lot. New foundation plantings include 17 little bunny fountain

grasses planted between the building and the pergola. The existing planter at the entrance will be rebuilt and repositioned to feature annual plantings.

Recommendation

Staff recommends the following conditions be applied should the Village Board motion to approve the amendment to the site plan review:

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. No building plans, permits, or Certificates of Occupancy are approved as part of this submittal.

2022-2025 Strategic Plan Alignment

The Strategic Plan identifies *"Strong Local Economy"* as a strategic focus and the following goal: *"Location of Choice for New and Expanding Businesses of all Sizes."*

Financial Impact

None.

Legal Analysis

None.

Action Requested

A motion of the Village Board is requested by the petitioner for an Ordinance Approving an Amendment to the Site Plan Approval for Lot 2A of Regency Square Phase 2A within the "C-2 PDD" Regional Retail – Planned Development District, for the construction of two accessory structures for Rookies Bar and Grill.

Supporting Documents

1. Aerial Photo, 9.30.21
2. Petitioner's Project Description, 4.11.22
3. Owners Authorization Letter, 4.11.22
4. Site Plan, 4.18.22
5. Plans and Construction Documents
6. Roof Specifications



Rookies Bar and Grill

Accessory Structure Installation

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 60 '

VILLAGE OF HUNTLEY
10987 Main Street
Huntley, IL 60142
(847)669-9600

Print Date: 4/20/2022

12220 Princeton Drive
Huntley, IL 60142
847.669.8600
www.rookiespub.com

4/11/22

RE: Rookies Bar and Grill Huntley

Per conversation on 4/7/22.

Rookies is looking to build upon existing paver patio in front of building. We are hoping to add a pergola with a small, 3' gas burning firepit and a 14' wide x 6' deep stage area. Our goal is to create a more enjoyable outside dining experience with live music. The size and shape of the existing space is not changing. We are simply looking to build on existing footprint. We had submitted all appropriate plans and requirements. Please contact me if you need anything else or have questions about specifics.

I appreciate your consideration. This project was looked upon favorably by trustee Kanakaris

If there is any further questions, feel free to contact me directly at hbkaras@aol.com or 847.975.4146..

.

Sincerely

Bob Karas

Bob Karas
President
Rookies Sports Bars

HAMILTON PARTNERS

April 11, 2022

Mr. Robert Karas

Owner

Rookies

Dear Bob,

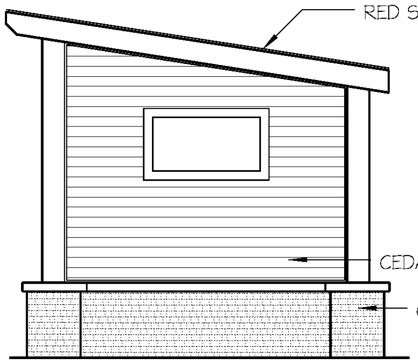
Landlord has reviewed and is hereby approving the outdoor patio plan attached hereto produced by Signature. The patio and all improvements shall be considered Fixtures to the leased Premises.

Tenant shall remain subject to any Village approvals and permit requirements.

Sincerely,

Paul Sheridan

Huntley 47 LLC



RAISED STAGE ELEVATION

NOT TO SCALE

POWER FROM BLDG.

GFI RECEPTACLES FOR ALL OUTSIDE RECEPTACLES & SWITCHES

3/4" HARDWALLED CONDUIT BURIED 18" BELOW GROUND

3/4" POLY GAS LINE W/ CHASER FOR GAS FIREPIT W/ KEY VALVE & 1 1/2" SHUT OFF VALVE @ METER

TO GAS METER

NORTH

REUSE EX. PAVER STONE

PROPERTY LINE (SEE PLAT)

17 LITTLE BUNNY

ENTRANCE

SWITCH FOR FANS

ANNUALS BY OWNER

REBUILT / REPOSTIONED PLANTER

FIREPIT TO BE WITH AWEIS ELECTRONIC IGNITION SYSTEM.

FIREPIT TO BE 30" INTERIOR & 60" EXTERIOR DIAMETER. FIREPIT TO BE 14" TALL & MADE W/ UNILOCK OLDE QUARRY CONCRETE BLOCK.

TRANSPLANTED ORN. GRASS

TRANSPLANTED DAYLILY

RECEPTACLE ON TOP CORNER FOR LIGHTS

6'

5 AUT. JAZZ VIBURNUM

10'

26'

7'

6" RAISED STAGE WITH CEDAR SIDING WALLS (BOTH SIDES) RED STEEL ROOF

CEDAR PERGOLA W/ FIRE RESISTANT STAIN

TRANSPLANTED DAYLILY

9 LITTLE LIME HYDRANGEA

25'

10'

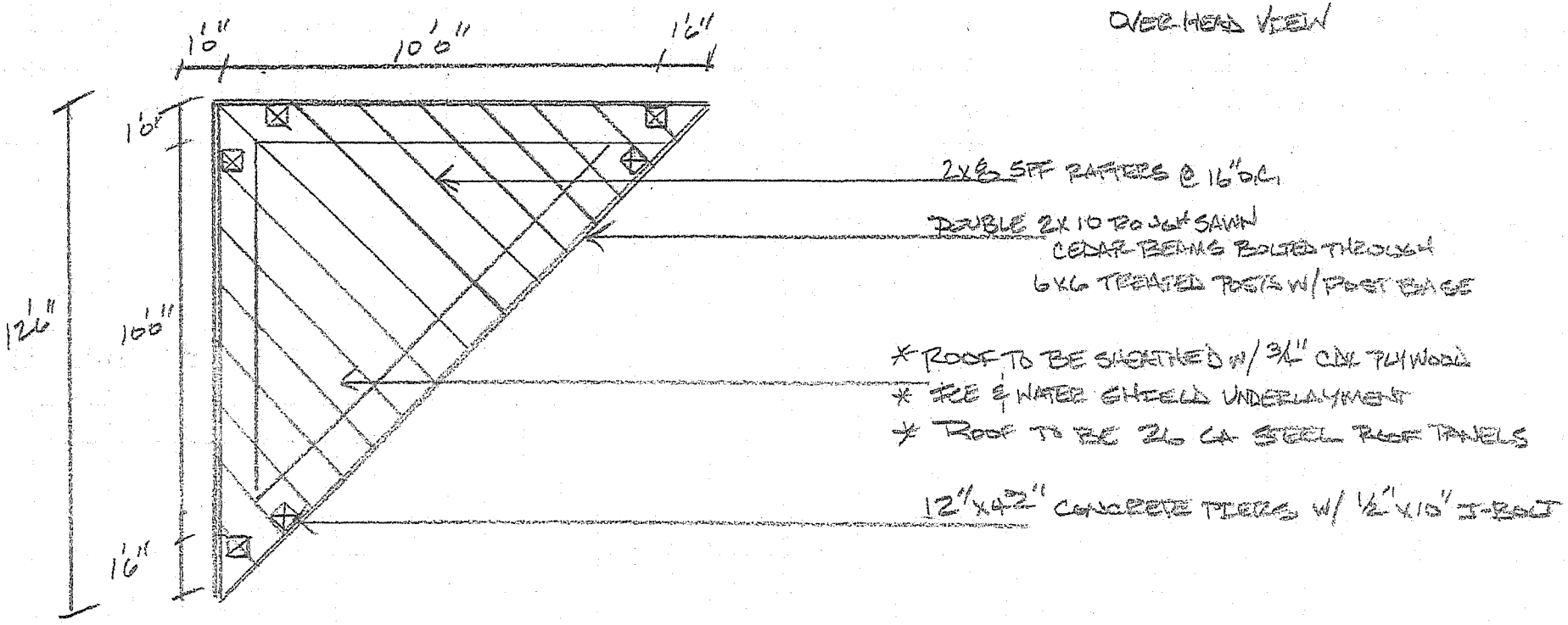
SigNature inc.

ROOKIES HUNTLEY

SCALE 1/4"=1'.00"

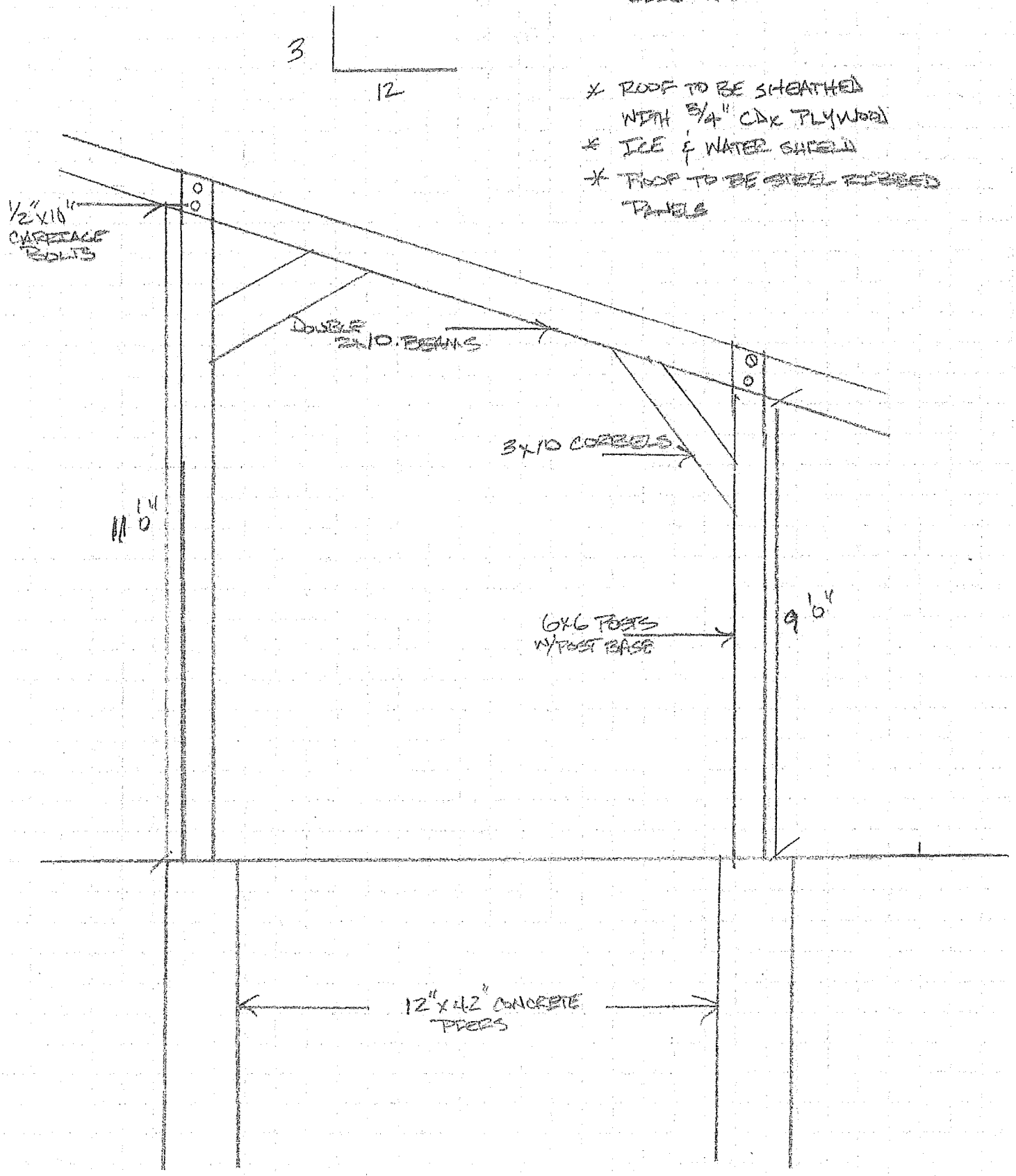
ROOKERS
1220 PRINCETON DR
HUNTLEY, IL

OPEN STAGE ROOF STRUCTURE
OVERHEAD VIEW

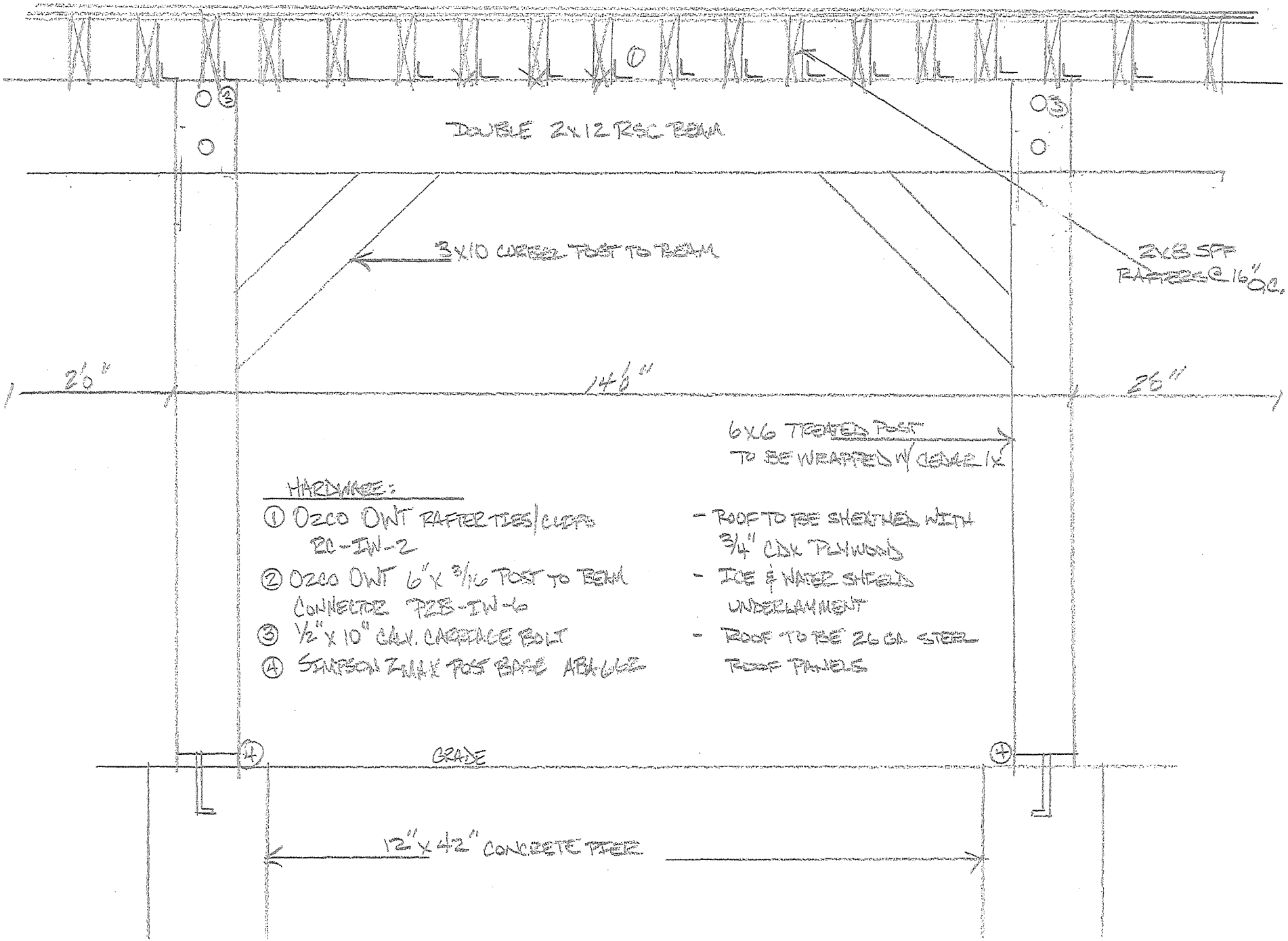


* SCALE: 1/4" = 1'0"

Rockies
Open Space Roof Structure
Side View



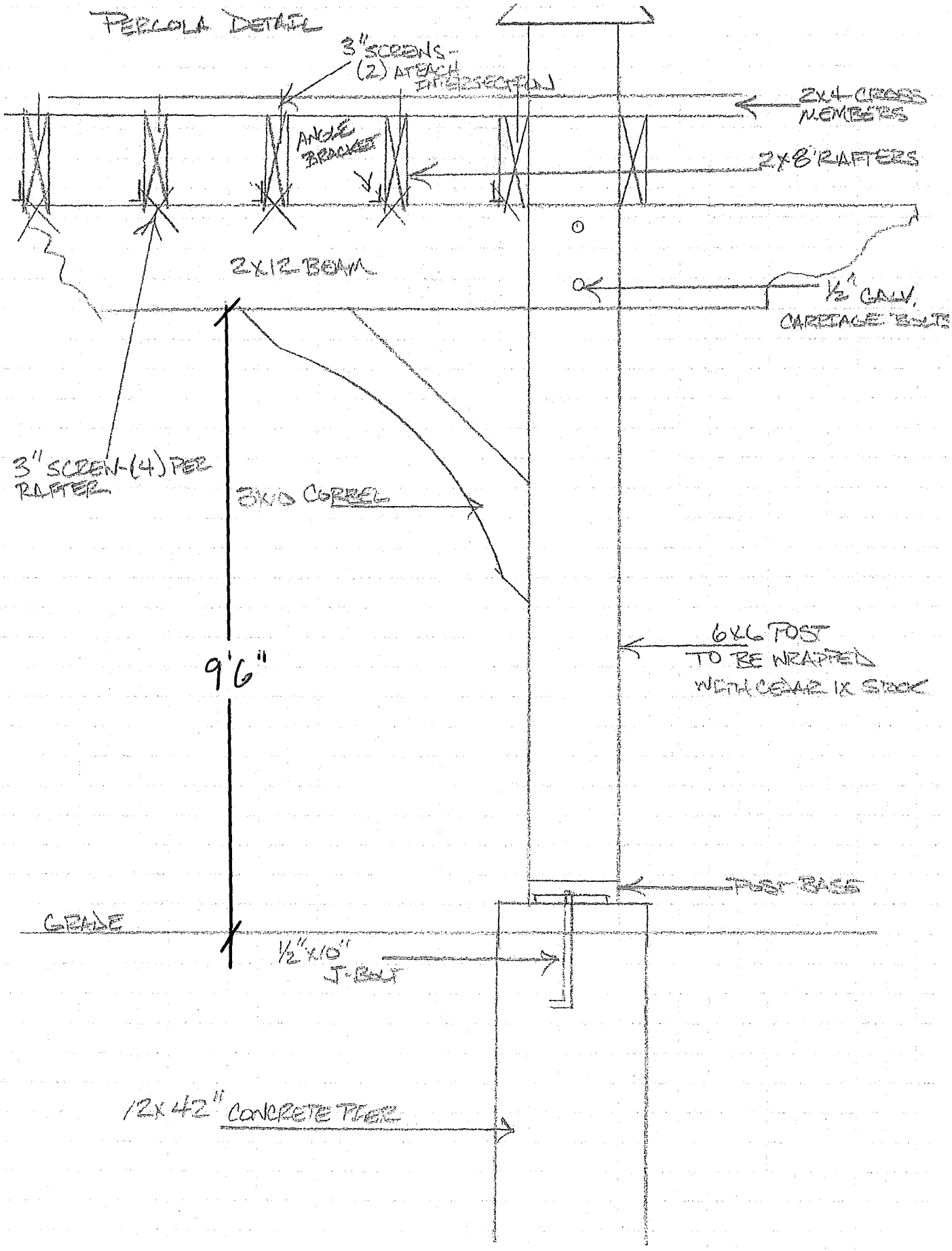
STAGE ROOF STRUCTURE
FRONT VIEW




EXAMPLE

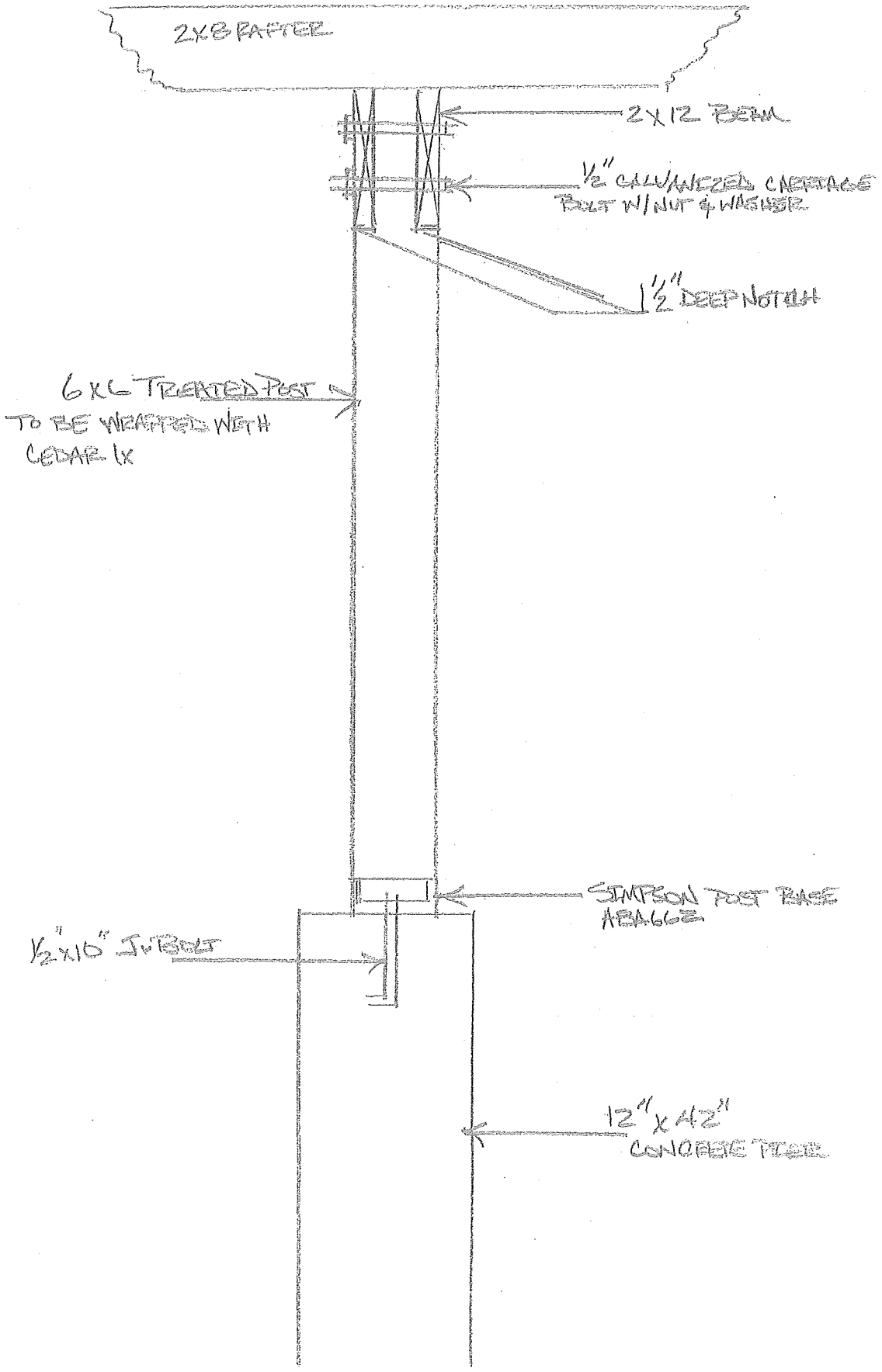

EXAMPLE


EXAMPLE
the Village
Squire
villagesquire.com
847-931-040


PERGOLA DETAIL
3" SCREENS - (2) AT EACH INTERSECTION
2x4 CROSS MEMBERS
ANGLE BRACKET
2x8 RAFTERS
2x12 BEAM
½" GALV. CARRIAGE BOLTS
3" SCREEN - (4) PER RAFTER
3x10 CORBEL
9'6"
6x6 POST TO BE WRAPPED WITH CEDAR 1x STOCK
POST BASE
GRADE
½"x10" J-BOLT
12x42" CONCRETE PIER

REVISED

POST TO BEAM CONNECTION




EXAMPLE
The Village Squire

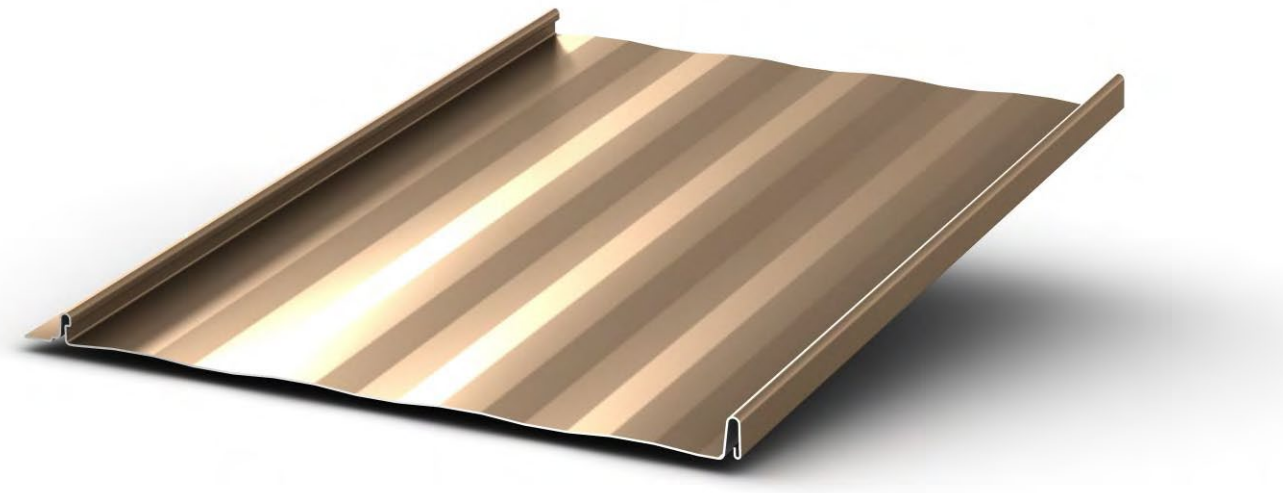
UNION
CORRUGATING COMPANY

Your Roof. For Life!
On Time and Complete!™

Advantage-Lok II

Standing Seam Roof System

Product Manual



Steel Roof Description
Advantage-Lok II Standing Seam Metal Roof System. 26GA 16" Wide High Strength Steel Panels With 1" Rib Height. Standing Seam With Concealed Fasteners, Snap Locking Ribs, and Screw Flange Installation. Anti-Corrosion AZ5O Gavalume Coating With Siliconized Modified Polyester Paint System.
Color Terra Cotta Red.

AN ORDINANCE APPROVING AN AMENDMENT TO THE SITE PLAN APPROVAL FOR LOT 2A OF REGENCY SQUARE PHASE 2A, TO ALLOW FOR TWO ACCESSORY STRUCTURES FOR ROOKIES BAR AND GRILL, 12220 PRINCETON DRIVE

Lot 2A of Regency Square Phase 2A
PIN 18-33-376-023 & 18-33-376-027

Rookies Bar and Grill, Petitioner and Hamilton Partners, Owner

Ordinance (O)2022-04.##

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, Rookies Bar and Grill submitted a proposal for development which includes the construction of a new ± 25' X 14' Pergola and a ± 50 square foot triangular performance stage; and

WHEREAS, the ±1.81-acre parcel is zoned "C-2 PDD" – Regional Retail – Planned Development District; and

WHEREAS, Ordinance (O)2012-08.34 originally granted site plan approval for Lot 2A of Regency Square Phase 2A accommodating the construction of the 7,977 square foot multi-tenant building; and

WHEREAS, Rookies Bar and Grill, Petitioner and Hamilton Partners, Owner have requested approval of an amendment to the Site Plan Review to allow for the construction of two accessory structures; and

WHEREAS, the following conditions are recommended for the proposed amendment to the Site Plan:

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. No building plans, permits, or Certificates of Occupancy are approved as part of this submittal.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The request from Rookies Bar and Grill, Petitioner and Hamilton Partners, Owner, for an amendment to the Site Plan Approval for Lot 2A of Regency Square Phase 2A to allow for the construction of two accessory structures within the "C-2 PDD" – Regional Retail – Planned Development District is hereby approved subject to the conditions referenced above.

DRAFT

SECTION II: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 28th day of April, 2022.

APPROVED:

_____
Timothy J. Hoeft, Village President

ATTEST:

_____
Rita McMahon, Village Clerk

DRAFT

Agenda Item: **Conceptual Review – Proposed Rezoning of 45 Acres at Regency Square from "BP" Business Park and "C-2" Commercial to "MF-2" Multi-Family Residential to Develop the Property with 94 Townhome Units and 296 Apartment Units at the Southwest Corner of Charles H. Sass Parkway and Princeton Drive**

Petitioner/Owner: **Lynd Living, contract purchaser; BO2 Investments, LLC, Owner**

Department: **Development Services Department - Planning and Zoning Division**

Introduction

Lynd Living, the contract purchaser of ±45 acres at Regency Square appeared before the Village Board on February 24, 2022, for initial concept review of a proposal to develop 94 townhome units with two-car garages (15 six-unit buildings, one four-unit building), and 296 apartment units in two buildings with covered parking. The total number of proposed units is 390. In addition, plans included an approximate nine-acre prairie preserve is proposed immediately adjacent to Sun City Neighborhood 7.

Staff Analysis

Lynd Living has submitted a revised site plan and updated apartment building elevations based on feedback received during the Village Board's conceptual review on February 24, 2022 (an excerpt of the February 24, 2022, meeting minutes are provided for reference). The petitioner has stated the revised site plan reflects the following modifications:

1. An entrance has been added at the northwest corner of the site utilizing the existing curb cut on Charles H. Sass Parkway.
2. A gated access for emergency vehicles is proposed at the terminus of Regency Parkway.
3. A gated access for emergency vehicles is proposed along Princeton Drive. This was previously shown as a full access for residents.
4. A turnaround area has been added to the south of the townhomes.
5. A sidewalk connection has been added from the terminus of Regency Parkway to Charles H. Sass Parkway.
6. A sidewalk has been added along the Charles H. Sass frontage of the property.
7. The petitioner is making five percent (5%) of the apartment units within the two apartment buildings available for use by individuals or families whose income is not more than 80% of median area income (i.e.—income-restricted units). The petitioner explains "the mix of these units will be in proportion to the general mix of all apartments within the two buildings, and these income-restricted units will be scattered throughout the two buildings".

The petitioner has submitted a traffic impact study that was prepared based on the previous site plan. The Village's traffic engineering consultant will review an updated version of the petitioner's traffic impact study should they proceed with a formal development application.

The formal entitlement process will include, at a minimum, the following:

- Amending the Comprehensive Plan to identify the property as planned for residential use; It is currently shown as Business Park and Mixed Use (Commercial/Office)
- Rezoning (Map Amendment) to "MF-2" Multi-Family Residential
- Amending the existing Special Use Permit for development of the property
- Amending the Regency Square Design Guidelines (no residential component is currently included other than institutional uses); The design guidelines address bulk regulations (setbacks, building height, lot coverage, etc.) and design standards for building, landscaping, signage, and required amenities.
- Approving a preliminary/final plat of subdivision for the property
- Approving a development agreement for the property (if necessary)

Courtesy Review

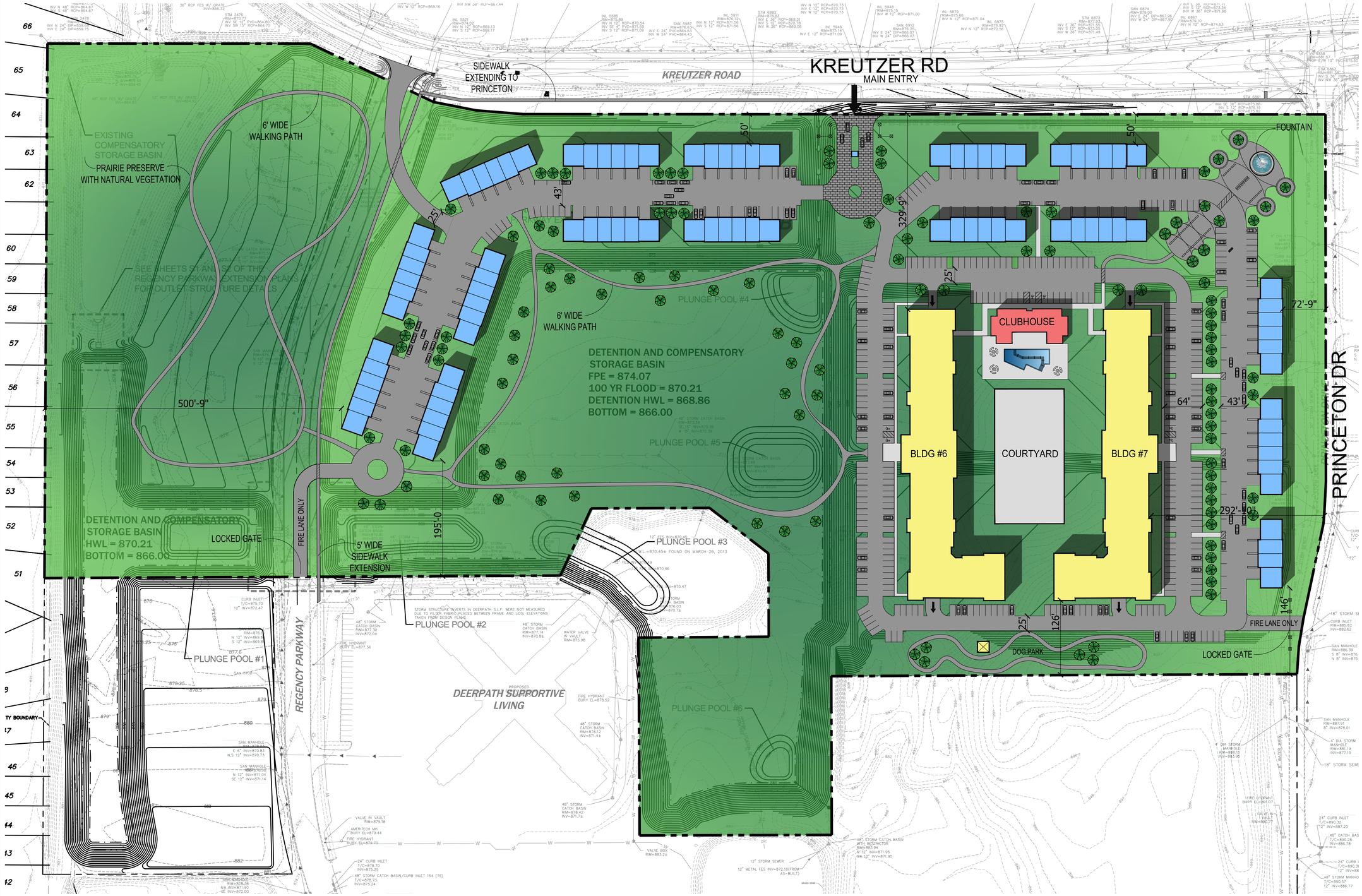
The petitioner has requested the Village Board to conceptually discuss the proposed rezoning of the subject site. The Village Board is not required to provide a formal position statement on the proposal, and the petitioner shall not be required to comply with any position statements which are offered. The concept review shall provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process. The Village Board and its individual members are not bound by any comments made during the discussion and the petitioner acknowledges that it cannot claim in the future any reliance whatsoever on those comments.

Action Requested

The Village Board is requested to discuss the proposed rezoning and provide any questions, comments, or concerns for the petitioner to consider as they proceed in the formal review process.

Supporting Documents

1. Site Plan, dated 4/19/22
2. Apartment Building Elevations, not dated
3. Trip Generation Comparison Table, dated 3/7/22
4. Excerpt from the 2/24/22 Village Board Meeting Minutes



LEGEND:

- 2- STORY CLUBHOUSE [12,000 SF]
- TOWNHOUSE [6 UNITS EA. TYP.] [ONE BLDG WITH 4 UNITS] WITH COVERED PARKING
  94 UNITS TOTAL
- 4-STORY BUILDING [148 UNITS]
  96 SINGLES | 40 DOUBLES
  4 3-BEDROOM | 8 STUDIOS
  296 UNITS TOTAL

390 UNITS TOTAL

PARKING REQUIREMENTS:
1.5 STALLS PER 1-BEDROOM UNITS
2 STALLS PER 2-BEDROOM UNITS

TOWNHOUSES:
REQUIRED: 94 x 2 = 188
PROVIDED: 188 [COVERED] + 188 + 76 = 452 TOTAL

4-STORY APARTMENTS:
78 x 1.5 = 117 + 63 x 2 = 126
REQUIRED: 243 x 2 = 486
PROVIDED: 170 [COVERED] + 309 = 479

CLUBHOUSE:
19

IMPERVIOUS CALCULATIONS:

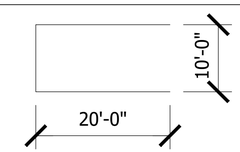
TOTAL PROJECT SITE = 39 ACRES

TOTAL GREEN SPACE = 28.44 ACRES (73% OF SITE)
RETENTION = 14.5 ACRES (37% OF SITE)

IMPERVIOUS = 460,255 SF [10.56 ACRES] (27% OF SITE)
BUILDINGS = 100,558 SF [2.3 ACRES] (5.9% OF SITE)

RIGHT-OF-WAY = 93,175 SF [2,690 LF]

SIZE OF PROPOSED STRUCTURE = 665,420
(FAR: 39.98 - 5.9%)



TYPICAL PARKING DIMENSION

NORTH

ROBERT JURIS & ASSOCIATES
ARCHITECTS, LTD.
9500 BORMET DRIVE, SUITE #205
MOKENA, IL 60448
(815)806-0146
www.rjaarchitects.com

DRAWING TITLE:

SITE PLAN - PROJECT DATA

© 2021 Robert Juris and Associates Architects, Ltd.

Project: HUNTLEY, IL
MULTI-FAMILY DEVELOPMENT

LYND LIVING

Project No.: 21019	Drawing No.
Drawn By: JM	A1
Date: 10/08/2021	
Revision: 11/11/2021	
Revision: 04/19/2022	


12345











Table 1
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
Proposed Development										
215	Single-Family Attached Housing (94 units)	13	30	43	29	23	52	333	333	666
221	Multifamily Housing (Mid-Rise) (296 units)	27	92	119	71	45	116	682	682	1,364
	Development Total	**40**	**122**	**162**	**100**	**68**	**168**	**1,015**	**1,015**	**2,030**
Existing Zoning										
820	Shopping Center (250,000 s.f.)	174	107	281	524	568	1,092	6,196	6,196	12,398
	20% Pass-By Reduction	*-28*	*-28*	*-56*	*-109*	*-109*	*-218*	*-1,239*	*-1,239*	*-2,488*
	Difference[1]	**-106**	**+43**	**-63**	**-315**	**-347**	**-662**	**-3,942**	**-3,942**	**-7,664**

1 – Equals shopping center new trips minus total development trips.

VILLAGE OF HUNTLEY
VILLAGE BOARD
February 24, 2022
MEETING MINUTES EXCERPT

CALL TO ORDER:
A meeting of the Village Board of the Village of Huntley was called to order on Thursday, February 24, 2022 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Timothy Hoeft; Trustees: Ronda Goldman, Mary Holzkopf, Niko Kanakaris, Curt Kittel, Harry Leopold, and JR Westberg.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Deputy Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Development Services Charles Nordman, Finance Director Cathy Haley, Chief of Police Robert Porter, Deputy Chief of Police Linda Hooten, Deputy Chief of Police Amy Williams, Information Technology Manager Karl Schmidt and Village Attorney Betsy Gates-Alford.

PLEDGE OF ALLEGIANCE: Mayor Hoeft invited Boy Scout Troop 167 forward to lead the Pledge of Allegiance.

PUBLIC COMMENTS: Public comments were deferred to later in the meeting due to all the commenters listed pertained to the Regency Square petition on the agenda.

a) Conceptual Review – Proposed Rezoning of 45 Acres at Regency Square from "BP" Business Park and "C-2" Commercial "MF-2" Multi-Family Residential to Develop the Property with 94 Townhome Units and 296 Apartment Units at the Southwest Corner of Charles H. Sass Parkway and Princeton Drive

Mayor Hoeft said Trustee Kanakaris wished to make a statement.

Trustee Kanakaris read the following statement: Before the Board begins this agenda item, I would like to disclose that I have an indirect interest in the application for rezoning and development of Regency Square. The applicant and property owner is BO2 Investments LLC. I am a member and have 25% ownership share in BO2 Investments LLC. Because of this, I am recusing myself from participation in all Village Board discussions regarding this matter, and I will abstain from all votes or other official Village actions relating to the development application.

Trustee Kanakaris left the meeting at 7:41 pm.

Mayor Hoeft announced that Staff will make the first presentation for the concept petition, Lynd Living will follow Staff, public comments will then be heard, with Village Board discussion of the project last. He then asked Staff to begin the presentation.

Director of Development Services Charles Nordman reviewed a power point presentation and reported that BO2 Investments, Inc., owner of the majority of the remaining property at Regency Square, appeared before the Village Board on May 27, 2021, for a conceptual review of the proposed rezoning of ±45 acres at Regency Square from "BP" Business Park and "C-2" Commercial to "MF-2" Multi-Family Residential to accommodate development of attached single family (townhome) rental and apartment units. The property is located within the Planned Development District that includes all of Regency Square and Sun City. The "MF-2" zoning district allows for a density of not less than 16 nor more than 24 dwellings per net residential acre for single-family detached dwellings, townhomes, duplexes, and multi-family buildings. An excerpt of the meeting minutes and discussion regarding the potential rezoning was provided to the Village Board.

Staff Analysis

Lynd Living is now the contract purchaser for the property and is proposing to develop 94 townhome units with two-car garages (15 six-unit buildings, one four-unit building), and 296 apartment units in two buildings with covered parking. The total number of proposed units is 390. In addition, an approximate nine-acre prairie preserve is proposed immediately adjacent to Sun City Neighborhood 7.

The formal entitlement process will include, at a minimum, the following:

- Amending the Comprehensive Plan to identify the property as planned for residential use; It is currently shown as Business Park and Mixed Use (Commercial/Office)
- Rezoning (Map Amendment) to "MF-2" Multi-Family Residential
- Amending the existing Special Use Permit for development of the property
- Amending the Regency Square Design Guidelines (no residential component is currently included other than institutional uses); the design guidelines address bulk regulations (setbacks, building height, lot coverage, etc.) and design standards for building, landscaping, signage, and required amenities.
- Approving a preliminary/final plat of subdivision for the property
- Approving a development agreement for the property (if necessary)

2016 Settlement Agreement

Per the settlement agreement with Standard Bank and Trust Co. (the previous owner) approved by the Village Board in 2016, public improvements to be completed at the time of development include:

- completion of the extension of Regency Parkway from its current terminus north to Charles H. Sass Parkway (previously Kreutzer Road) – the developer is proposing to eliminate the extension beyond the southern access to the townhomes; this would require an amendment to the 2016 settlement agreement
- completion of a water main loop along the roadway extension

Site Plan

The ±45-acre site is proposed to be developed with 390 residential units, which consists of 16 townhome style buildings containing 94 units and two 4-story apartment buildings containing 296 units. Units range from studios to three bedrooms. Additionally, a 2-story clubhouse will be located adjacent to the apartment buildings. The townhome buildings would be located primarily on the perimeter of the site with the two 4-story apartment buildings located internal to the site, directly north of the 3-story Alden Independent Living building. The site plan provides approximately 500 feet between the Sun City Neighborhood 7 and the nearest building on the site. The developer is proposing to leave approximately 9 acres on the west side of the property adjacent to Neighborhood 7 as open space in the form of a

prairie preserve that would include stormwater management areas and a walking trail. Additional stormwater management facilities are proposed towards the center of the site with a network of walking trails providing connectivity across the development. The total acreage proposed for stormwater management and green space is approximately 34 acres.

Primary access to the site would be provided on Charles H. Sass Parkway with a second access being provided on Princeton Drive (a private roadway). A fire lane for emergency purposes is provided on the west side of the site on the existing portion of Regency Parkway. The petitioner is not proposing to construct the extension of Regency Parkway to Sass Parkway as required by the 2016 settlement agreement between the Village and previous owner, but instead proposes to leave the area as open space. A traffic study will be required should the petitioner submit a formal development application for the required entitlements. The traffic study will evaluate the potential traffic impact to the surrounding area and identify any necessary roadway improvements required to accommodate the proposed development of the site. The Village would utilize an outside traffic engineering consultant to review the traffic study.

Development Amenities Proposed

The petitioner has stated the development would include many amenities for use by its residents. The proposed clubhouse will include 6,000 square feet of co-working space, a kitchen and lounge area, and exercise facilities with free training services. The courtyard located between the two apartment buildings will include grilling equipment, fire pits, bocce courts, volleyball courts, a swimming pool with cabana, and locker rooms. The site is also proposed to include a fenced-in dog park with a warming house (located south of the apartment buildings), a dog washing facility, and covered car washing area for use by residents only. A network of walking trails will be provided throughout the site and open space located on the west side of the property.

Building Elevations and Interior Features

The proposed apartment buildings are 4-stories with an overall height of 55´-9" and would include below-grade covered parking under each building. The townhomes are 3-stories with an overall height of 34´-5" to the roof ridge (the end units of each building are two stories). Both the apartments and townhomes would have in-unit washers and dryers and access to the development's amenities.

The following is a summary of the unit types to be provided in the development:

Apartments	**# of Units**	**Starting Rent**
1-bedroom	192	$1,350
2-bedroom	80	$1,900
3-bedroom	8	$2,350
Studio	16	Not Provided
Total	**296**	

Townhomes	**# of Units**	**Starting Rent**
2-bedroom	62	$2,500 -
3-bedroom	32	$3,500
Total	**94**	

Additional details related to the exterior finishes of the buildings have not been identified on the preliminary plans provided for concept review. Such information shall be required with a formal development application.

Parking

Parking is provided utilizing a combination of interior and exterior parking spaces for both the apartment buildings and townhomes. The apartment buildings will each include 85 underground parking spaces located below the buildings. An additional 324 exterior parking spaces will be provided adjacent to the apartment buildings. Each of the 94 townhomes will include a two-car garage, with an additional 24 exterior spaces along the shared drive aisle that provides access to the townhomes. Parking would also be available in the driveway for each townhome unit. The following is a summary of the required/proposed parking:

	Proposed
4-Story Apartments	494 (170 underground spaces, 324 exterior spaces)
Townhomes	212* (188 garage spaces, 24 exterior spaces)
Clubhouse	40 exterior spaces
TOTAL	**746 spaces**

*does not include parking in driveways

2022-2025 Strategic Plan Alignment

The Strategic Plan identifies *"Strong Local Economy"* as a strategic focus and the following goal: *"Location of Choice for Residents"* as "residents of all ages seeking to make Huntley their home will have a diverse range of housing choices."

Courtesy Review

The petitioner has requested the Village Board to conceptually discuss the proposed rezoning of the subject site. The Village Board is not required to provide a formal position statement on the proposal, and the petitioner shall not be required to comply with any position statements which are offered. The concept review shall provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process. The Village Board and its individual members are not bound by any comments made during the discussion and the petitioner acknowledges that it cannot claim in the future any reliance whatsoever on those comments.

Director of Development Nordman said representatives of Lynd Living, Mr. Peter Bazos, Attorney, Mr. Anthony Tiritilli, President of Development, Mr. Eric Rohrsen Development Manager, and, Mr. Jonathan Muraski, Architect, were in attendance to make a brief presentation of the Lynd Living company and to answer any questions and concerns from the Village Board.

Attorney Bazos thanked the Mayor and Village Board for their time. He continued saying that Lynd Living (Lynd) is before the Board because Lynd has a 45 acre parcel of land under contract to purchase subject to getting the entitlements. He briefly reviewed the current zoning and the impact the project would have on the Village of Huntley. He then turned the presentation over to Mr. Tiritilli, President of Development, to present the company and site plan specifics in greater detail.

Mr. Tiritilli reviewed a presentation and said the company was founded 42 years ago, is a national development firm based in San Antonio Texas and has offices in 14 states with over 20,000 units under management. Lynd closes out over $100 million in acquisitions every month and estimated that the project before the Board would be in excess of a $120 million investment by Lynd. Mr. Tiritilli said Lynd is not here to just build a project and flip it, Lynd is here to operate it. Lynd owns 50% of their portfolio, most of the projects are new, Class A communities. He stated they have current projects in Willow Springs and Oswego. Lynd brings in investors, puts on debt, and the key properties Lynd buys are held within their own portfolio. He described the advantages that they see in the proposed location. Mr.

Tiritilli concluded his presentation and thanked the Village Board for their time.

Mayor Hoeft thanked the Lynd presenters for their presentation and said Public Comments will be heard at this time. Mayor Hoeft invited Mr. David Applegate up to the podium.

Thank you Mr. Mayor, David Applegate, 12862 Bluebell. I am very familiar with this area because I have a handicapped brother who lived in Deerpath, almost from the time it opened, and is now in a nursing home in East Elgin. Something Mr. Tiritilli said, if I have his name correctly, really stuck out at me. After we have heard all the wonderful things about this development, they are beautiful drawings, it really comes down to how you manage these properties. According to an online review by someone who lives in Lynd apartments in San Antonio, she says this is by far the worst place I have lived completely due to the poor management of this company. I went without a bathroom for three months because they were going to pay to fix it. Another review, which gives one star out of five says the townhouse I live in was an affordable, quiet decent quality place to live at. Then the Lynd Corporation bought it out. They fired the maintenance people, raised the rent, and never seem to pick up the phone to resolve issues. Another review with Lynd says Lynd Living has an overall rating of 2.5 out of 5, based on 61 reviews left by employees, only 32% of employees would recommend working there to a friend and only 36 have a positive outlook for the business. This rating has decreased by 7% over the last 12 months. And finally Mr. Mayor, the Better Business Bureau gives a rating to Lynd Living of a D minus. So I know nothing about Lynd Living other than what I have heard and read tonight, but I would seriously urge this Board to do a very deep dive into this issue. Research this company and carefully consider the implications of what management may be versus initial construction tax base. So I thank the Board for its time and I thank Lynd Living for its wonderful presentation. Thank you.

Mayor Hoeft thanked Mr. Applegate for his comments and called up Keith Lessner.

Mr. Lessner requested to go last. Mayor Hoeft said that was fine. He reminded the commenters that if they have specific questions for the Board to ask them, but the Board will not go back and forth in conversation about the questions. The Board will be taking notes and when the Board has a discussion, the items will be addressed at that time.

Mayor Hoeft then called up Mr. Ryan Pomrenke.

My name is Ryan Pomrenke and I am actually a Woodstock resident right on Route 47. A newlywed recently. I have been a Huntley hopeful for a while and have been searching the housing market in the area for some time. It is brutal. It's brutal right now. Housing prices are wildly over inflated, anywhere you look. I don't consider living in town in Woodstock. So with the current prices outside of town, that's not a possibility either. Huntley's always been an area that me and my wife have looked at. If you know and have tried to shop, it's brutal as well. There's not a lot of homes available and when they are and they do hit the market, they are gone as fast as they hit the market. I mean, they are contingent overnight, and in the event that you actually do get an opportunity to get to bid, it is a bidding war, and you get outbid. I won't share my personal finances with everybody here but I'm not rich, but I'm not poor either. It's not like I don't have money to spend. I'm a Huntley hopeful like I said, I'd love to start my family here, but like I said, you can't find homes. They had made a comment earlier about my generation and how we look at housing and they are dead right. Actually, other than the Boy Scouts here, I might be one of the youngest guys in the room. The majority of kids and guys, young adults my age, they don't want to buy but I do want to buy. I'm just not willing to mortgage my future doing it right now. Any hope of moving into a

town currently, it needs something like this to happen. Huntley is known as a retirement community by and large by a lot of people, and they're not wrong. It does, in many ways dominate the politics of the town too. So, without something like this going up, people my age, you really don't have a shot. You want to start a family and something like this needs to happen. I'm actually pretty surprised with the quality of the build that I saw here today. I didn't expect it. Alright. $1,000 for studio and what's the square footage on one of the studios? 600 square feet? $1,000? That's not cheap. That's not affordable housing. I mean, that's quality housing. All right. I have no comments to the star rating on Lynd. I don't know anything about Lynd, but I also don't put a lot of stock on internet ratings on anything. But $1,000 for a 600 square foot unit is big money. It was $2,900 for a townhome? This isn't garbage housing. This is quality housing. Mortgages are cheaper than $2,900 a month. I look at, and I've heard the whispers, about the discontent with the layout and the proximity to homes, mostly from Del Webb. I mean, we were told, 600 to 500 square feet on the west side – was it 100 or 200 on the south end; yes, 500 feet to the west, and was it 300 to the south? I would love to look at Google Maps, and go over Del Webb, and pan over Del Webb and start to see some of the spacing between the housing, and the chunks of actual wildlife habitat between segments of homes in Del Webb. This spacing reflects the same kind of spacing that they have in their community. I don't see the difference at all. So wanting to reject something like this, because more housing is moving adjacent to your housing with a similar layout just doesn't make any sense to me. I guess that's all I have to say. If there is an opportunity at the end, if I could speak again, in response, or with another thought I'd appreciate it. Thank you.

Mayor Hoeft thanked Mr. Pomrenke and called up Mr. Charlie French to the podium.

Charlie French, 12619 Meritage Court, Neighborhood 7. My wife and I have lived here for 23 years. We moved out of Michigan to come to a retirement community with what this retirement community had to offer. We raised our children as most people that we live with have. We've done that. We purposely moved into an area where they don't have children. That's a mature group of people that live there. We would not look favorably upon having children put on our doorstep. Not all kids are Boy Scouts. If they were, they'd be welcome, but they're not. We, in the 23 years we have lived here have not seen one single thing the Trustees have done that we find fault with; not one single thing. We admire the work that you've done, and previous Trustees have done. This is the first time I've ever felt the necessity to come to a meeting and speak up, and it's because I think this would be a major issue. I think that you have been great and putting consistent businesses next to our community. When we drive out Farm Hill and we see the new fire station, and we see the other businesses that you put there; perfect, very compatible to what we have at Del Webb. Bringing multi-families on our doorstep is not consistent; not consistent. Thank you. If I can say one more thing. If you if you decide that this is a worthy organization, and they want to come to Huntley and you want them to come to Huntley, I would only request you to look at other sites. Fellow from Woodstock probably doesn't care that he lives right outside of Del Webb. No, well he can live in another site. Thank you.

Mayor Hoeft called Mr. Kevin Irving and asked him to name his name and address for the record.
Kevin Irving, 12419 Black Oak Trail. I also live in Neighborhood 7. There's over 1,000 names on a petition that has been signed to not let this project go through. The problem is a couple of problems. You zoned this for commercial and now they're coming up with this nice plan or whatever they're saying, but they can flip it and say we're going to do something else once you guys end up giving them the zoning that they want. I think all the i's should be dotted and t's crossed, but this would be a disaster with traffic. Think of the traffic that's going to be put in this little area. You get these people that are coming down reasonably driving and in wheelchairs going to the stores and things like that. So really consider you've got a lot of

income coming out of the Del Webb community. They're there for a reason and this project, I think is going to really mess it up.

Mayor Hoeft thanked Mr. Irving for his comments and called Mr. Bob Karas up to the podium.

Hi Bob Karas 646 Lake Ridge Drive. I live in South Elgin, Illinois. I've seen a lot of your faces. I own Rookies over here in Huntley. My family owns the Karas Restaurant Group. We have about 13 locations like the Village Squire, and Alexander's along with Rookies. I grew up in Elgin so I've always known Huntley as that little country charm friendly village next door. I never thought I would open a business in Huntley. We were excited to come into Huntley on 47 as everyone in Elgin was saying, Route 47 is the next Randall Road. So most of us that live in Elgin as Mr. Bazos knows, we missed the boat on Randall Road. So we said let's go to Route 47. So we've been here since 2013. We've been here nine years. Honestly, the Rookies in Huntley is one of our weaker locations. We don't know but we have some reasons why. I could go into those if the Board would like. I've been waiting for 2023 because my lease is up. I'm just going to walk away from this business because it's not taking care of itself enough to be sustainable here in Huntley. We don't consider ourselves a hard to run restaurant, we're pretty casual. We do have a lot of great customers from Del Webb, and from the regular town. We like to be here. Honestly, when I heard about this, I was excited to say, Oh, I'm going to stay. I'm going to renew my lease, because obviously, we've spent close to a million dollars in that location. When my lease is up, I'm walking away from it. I mean, without anything other than my tables and chairs I could take if I wanted to. When I heard about this, I was excited. I thought, yeah, I'm sure this is going to happen. I didn't realize it sounds like civil war in Huntley for this development. I know a few other restaurateurs in the area, they were supposed to come. I'm not sure if George is here from Brunch Cafe. Another friend of mine has another place down the street, and we're all kind of in the same boat. We're not getting what we expected as far as volume wise. So part of that reason is the population density. We need more people in Huntley. I don't personally care if they're behind me or down the street, but I think this looks like a good high quality development. At our Rookies in Elgin on Randall they built strikingly similar apartments called Watermark. I think there's like eight buildings. You probably remember Mark Ebacher. He builds beautiful apartments and they're expensive the same as this. They look like identical. It has helped Rookies a lot and all those little restaurants in that area. I haven't noticed, on Randall Road, like an increase of traffic to be enough to bother me from that. We enjoy the increase in traffic in the restaurant. So all our restaurants are scattered around. I've always said, why, did they go west? West is not ready for, you know, higher scale bigger restaurants. I mean, mom and pop restaurants, there's nothing wrong with those. We are a mom and pop. We are a little bigger having 13 restaurants is not just Mom and Pop. It's really hard without the density and the volume. We need more people in the town. We love Del Webb, we love the people that are not from Del Webb, but I don't think this community would classify Huntley as a retirement community. By far. I don't think you want to have a bunch of empty restaurants in town. That other place, I don't know if it's open or closed. The former Niko's restaurant by the outlet mall. That's Casa Rubio's, they're closed. They were a good operator from Elgin, and restaurants close. We're not going to reopen if I leave that spot. I don't know what's going to happen there. Obviously somebody will get a high quality build-out for nothing. But will they be able to last like we did with our expertise and our volume and our economies of scale from having 12 other places? I don't know. So that being said, we really were excited. I'm hoping that this is decided to happen before my lease date comes up, which is next year, in 2023. I don't think this would change the town feel of not being a retirement community. As far as the reviews the other gentleman mentioned, I saw a restaurateur the other day, he put on the sign, come eat Dave's worst cheeseburger here, right on his sign. Like he put it on a sign so people can come. Obviously, as a jab to somebody saying, "This is the worst cheeseburger they've ever had in their life." When it's a

successful restaurant. I mean, you're going to have that. You're going to have positive, you have new restaurants that are notorious for bad reviews. So I feel for you for those couple of bad ones. But, man, it's what can you do after a while. We deal with them. Obviously they do not want to run a bad place. We don't want to have bad cheeseburgers. They're not going to lose $100 million, because they're not maintaining their property. Now, do we have problems? Yes, we have restaurant people. He has maintenance people. We have different types of employees that don't always measure up, and we're trying to keep everything together. I think the people would say, the Karas Group is a quality restaurateur group. So if you're going to have a bad meal there, you're going to have a slow service here occasionally, but for us to keep them all open, is because we're try. That's all we can say we try every day.

Mayor Hoeft thanked Mr. Karas for his comments and called up Mr. Jim Uszler.

My name is Jim Uszler. I reside at 12481 Cold Springs Drive. I want to thank you for putting on this presentation tonight and doing a fine job. Charlie did a great job of describing us. I know Mayor Hoeft, Dave Johnson and most of the Board wants a high quality product in Huntley and I'm not sure that we're seeing it with this particular company. As the gentleman said earlier, unfortunately, the Lynd Company has a reputation that is less than stellar. In fact, the BBB rating the Better Business Bureau of a D minus. If you go online some people claim that they are slumlords. The complaints are numerous and easily found online. They have a property in Woodstock and I encourage the Trustees to drive up there and take a look at it. Also check with the police department in Woodstock and find out what's going on there. The number of calls that they get annually. Those are the things that our community is concerned about when it comes to Del Webb. It's not about a beautiful complex like this going in. It's about what comes with that, and we're concerned about crime and security. There's no talk about any kind of barrier between this property and those homes that are on our side of that berm. There could be something to protect those folks, and that could be a wall. I know walls are not popular these days, but we saw it happen on Kreutzer down from Tuliptree, where they put in that berm on Kreutzer Road to protect those folks from the traffic on that street. It's something to consider. Thank you.
Mayor Hoeft thanked Mr. Uszler and called up Ms. Nancy Glissman.

Hey there I'm Nancy Glissman 13795 Wilshire Way in Sun City. Huntley. First of all, I want to say, can you make Rookie's into a Village Squire please? You have the best salmon sandwiches at the Village Squire. So just a thought. I really like those you know, they have some good food there. So anyway, I'm speaking on behalf of myself, I'm not speaking for walkers and bicyclists safety tonight. It's just my own personal opinion. I live about three miles away from in Sun City near Huntley High School from where this is, but where we go shopping, is Princeton, Princeton, Princeton. Sometime we're there more than once a day, depending on how many cups of coffee you get that day. I think the big problem is Princeton. Princeton has a hard time taking the amount of traffic it has now, especially during busy times if it is a busier time of day. Add that Amazon is coming, that's going to add to Princeton. I think Princeton will have a big problem with this. I don't know about anything about the quality and the reputation, but one of my neighbors, a couple months ago, when we were talking about this, he said you know where a great spot for apartments in Huntley would be? Behind Walmart, off Kreutzer. It really would be a way better spot for apartments. You wouldn't have the problem of the commercial. I counted 24 stores on Princeton. Some of what I've observed when it's not good, is people going south on Princeton, by Exxon, and they're going to turn left because they want to go to 47, they have a very hard time left when it's busy. Or when the arrow is there or the light has changed. There's a problem. I've also noticed sometimes when it gets kind of busy, people get impatient and they will pull right in front of you when they're coming out of Rookies or wherever. An additional problem, as I'm sure you know, is by Walgreens, if people are coming

from Sass Parkway turning left, if they're trying to go into Walgreens, it's a problem. So you add Huntley growing to that, then you add this project, I don't think it's a good combination whatsoever. And as this man's brother was at Deer Path, we have to as part of our job to look out for people with special needs, and it's going to be more dangerous for them. So, I think if this was approved, it's going to take away from the Village of Huntley. It's going to make a Schamburgesque kind of feel there and it's not good for Huntley. I think there's better locations and better use of land. Thank you.

Mayor Hoeft thanked Ms. Glissman and asked Ms. Jill Cataldo to come up to the podium.

Hi everyone, Jill Cataldo 11321 Dean. I have been a 28 year Huntley resident. I moved here when Del Webb was a farm field. I moved here before we had a major grocery store, or any kind of fast food at all. I moved here at 20 years old with a dream straight out of my parents' house right to Huntley, because I love the area so much. I've seen a lot of growth, a lot of growth in that time. One of the things that I lived through after buying my very cute little postwar house at the corner of Algonquin and Kathleen, was my house being taken down for eminent domain for the greater good in the early 2000s. No one wants to lose their house, but I also understand probably more than most that growth does often change the living arrangements that we may have become accustomed to or become comfortable with. That said, I'm very proud of the work that you guys do, I think that you really do take a lot of care and thought and consideration into the things that come to this town. Our growth has been very controlled. Now, we're only a block or two away from the Catty property and we're very happy with the decisions that you guys have made for that because I think it's going to revitalize that property and bring some apartments to the area. That said, in looking at this, if the traffic issues, and I'm concerned about those as well, can be resolved, I don't see this necessarily as a negative for our community. It opens the door for people who, like me, are young and want to move to this area when I was young. It's really going to bring a lot of revenue to the town. And again, I'm not anti-growth, I think if it's done well, and this appears to be the kind of thing that could be done well, I'm for it. My daughter is 26 years old and as they pointed out, she doesn't want to buy, she's a renter, she's happy. She wants a maintenance free lifestyle at this point in her life and that is very different than what we might have wanted. In recognizing that, I think while we're not always comfortable with the things that are done for the greater good as I was told when I lost my house, sometimes we all experience growth. Thank you.

Mayor Hoeft thanked Ms. Cataldo and asked for Mr. Lessner to approach the podium.

My name is Keith Lessner and I live in Woodstock currently. I'm also thinking about going back to Huntley. I did grow up in Huntley. I went to school with some of you. I remember sitting in this very room going before the Board when nobody wanted a General RV. I mean, nobody wants a General RV. I remember years ago back in like 1997 when Del Webb was coming to town, and everybody fought Del Webb saying don't bring them to town. We don't want them. It happened even though the people who lived in Huntley fought that as well. I think that the growth that you guys do, you guys always monitor and look at all angles and listen to all sides. You guys are for the greater good of the community. I live in Woodstock since currently my job just changed. I travel a lot for work. I'm constantly coming through that 47 corridor to go O'Hare. I would love to move back down there and have a maintenance free home because I'm gone three weeks out of the month. This is perfect for me. I would love to sell my house. I have acreage with all the trees and sticks everywhere. All I do is take care of my yard. I would love to have something like this with the clubhouse close to shops, restaurants and everything else. As far as traffic goes, they've done all the improvements and everything else. This lady said she lost her house to that. I mean you guys are doing the right things. I look forward to seeing it and as far as people being upset about being built in

their backyard, I used to ride my four wheelers, dirt bikes, hunt, fish and all that right where Del Webb is. So with this with a 600 foot barrier, I don't think you need a wall. That's just my two cents. Thank you for hearing me.

Mayor Hoeft thanked Mr. Lessner and acknowledged a gentleman that wished to address the Board but was not signed in. The gentleman said he was not present in time to sign the sheet. Mayor Hoeft said he could make his public comment.

Thank you, my name is Jonathan Kaye. I'm a property manager with Tanglewood properties, a local company in Huntley on Farm Hill Drive. My parents are Liesl and Preston Kaye, owners of Kaye Eye Care, Tanglewood properties and Coop Working all located on at Farm Hill Drive just to the southwest of the photograph up there. This evening, I am representing Regency Square Association. This association includes property in Huntley from the north and south between Charles Sass Parkway and Del Webb Sun City and from east to west from Route 47 to Farm Hill Drive. It is about 100 acres, a couple dozen businesses and a handful of property owners. We have a couple questions or comments for your team to consider before moving forward. The first is that Regency Square, Kreutzer Road (Sass Parkway), and Farm Hill Drive are all roads controlled by the Village of Huntley but Princeton Drive is actually owned and maintained by the Regency Square Association. The members of the association, particularly those with frontage on that drive, actually pay dues towards that. So we specifically, with regards to traffic concerns, with this adjustment from business and commercial to potentially seeing additional individuals there and whether it was residential or commercial, just with this additional development, we wanted to bring to your attention two concerns potentially and another traffic impact study has not occurred yet. With that, moving forward over the last decade, we've seen development with Alden, and with those businesses between Princeton and Route 47. Princeton Drive has never had an expansion through that period. So certainly, with this additional development, and what some of the public members have brought to your attention today, that is a concern. Our second point was to Lynd Living as well, just to make you aware that there is indeed an association that indeed enrolls you in that you do have an obligation to, particularly with that frontage on Princeton. Additionally, with that frontage on Princeton, we had a question in relationship to how that would be paid for whether that would be a homeowner's association, or if the individuals only fronting that property would end up being responsible for the dues back toward that drive. Thank you for this and your time this evening.

Mayor Hoeft thanked everyone for their comments. He then asked Trustee Goldman to begin the Village Board discussion to ask any questions or comments of the petitioner.

Trustee Goldman asked Lynd if there will be a manager on premise and who will vet the applications for rentals. She also asked of the longevity of the leases.

Mr. Tiritilli replied that when you have a facility of this size it includes staff and an on-site property manager as well. It is a normal business hour operation, open seven days a week. He added that there is a standard policy that Lynd has that has to be met. The criteria for any leasing community is established, and Lynd would create one for this property. After the criteria is established, legal compliance and underwriting would be done including tenant credit checks, background checks. It is all done at the at the property level.

Mr. Tiritilli continued saying the normal lease is a 12 to 13 month lease, depending on the tenant. There is a trend in the industry now for shorter term leases, like six months. This would not make a unit any

type of Airbnb or anything of that nature in this community. He added that most tenants do not want to go longer than a year lease. Trustee Goldman said that she believed that is a lot of turnover for almost 400 units and makes for a lot of instability in the south end of town. She added that she is not looking at the south end of town as a retirement area, even though people classify it as that. She said that it is really the main area of our businesses along with the downtown.

Trustee Goldman asked if Lynd would allow sublets. Mr. Tiritilli said the tenant has to get permission for a sublet from the management company and there has to be a reason for them to sublet. Mr. Tiritilli said it is not a practice that Lynd encourages but if it is the right circumstance and the tenant is under a duress situation, it could be allowed.

Trustee Goldman continued the discussion by asking about the top-end rental which is almost $3,000 per month. She said she started thinking of net income and expenses, etc., and it did not matter if the renters are Millennials or older, it takes a good income to come up with $3,000 per month to afford along with car payments and all the other expenses. Trustee Goldman asked if Lynd would allow multiple people to live in one unit as roommates so they can split the $3,000 rent. Mr. Tiritilli said yes it is would be allowed if somebody wants to rent a townhome or an apartment with a friend. Both parties will be underwritten as far as their ability to pay and their background will be checked.

Trustee Goldman continued saying, hypothetically, with 390 apartments it results at base level of 800 cars plus roommates, etc. She added that that is too many cars in her opinion for that area. She continued by saying that Lynd has changed the exit metrics. The access is obviously off Sass Parkway. She said she is trying to understand about exiting onto Princeton, which is a very dangerous street. She said she thought Lynd was going to hook up to Regency and then come back by all of the Village's senior step-down facilities, the Medical Center and fire station. She asked how it happened that Lynd is now talking about exiting onto Princeton.

Mr. Tiritilli referenced an exhibit saying that there is an access point that Lynd put in mainly in anticipation of it being requested and have not yet met with the Fire Department, but typically they want another means of ingress and egress. He added that Lynd would want all the traffic to go through the large main entrance, which has a little gate house that would be open. Trustee Goldman then asked if 400 – 800+ cars would be going in and out of one entrance/exit.

Mr. Tiritilli said there will not be 800 cars at a given time. He added that a traffic study will be done and provided to the Village. The study would help Lynd make sure the project was designed with flexibility as to how the property would be accessed and not creating pinch points for traffic and dangerous turns. He said Lynd has already engaged KLA to perform a traffic study and hope to have it within the next couple of days.

Trustee Goldman concluded her discussion saying that she is particularly concerned about the golf carts that are allowed to go on Princeton in that area and encountering many cars. She added saying that she knows that this is Lynd's business but wanted them to understand that the Village has other rentals that are going to be opening up in Huntley and that Lynd will not be the only new apartments in the Village. She concluded saying she has a lot of apprehensions about the project.

Mayor Hoeft thanked Trustee Goldman for her comments and asked Trustee Westberg to go next.

Trustee Westberg said he has had some contact with some residents in opposition and has also seen the other side where they are in favor of the project. He asked Lynd to confirm that they are a whole new developer than what the Board has seen in the past and that this is the first time Lynd is appearing before the Board. He also asked if Lynd was aware of a previous plan that had housing all up and down the west side of the property.

Mr. Tiritilli confirmed saying they are aware of various plans that other property owners may have had in the past. Lynd was unaware of who had submitted plans formally or anything of that nature.

Trustee Westberg said that this is the most greenspace he had ever seen and that it looks as if Lynd listened and paid attention to those questions from previous plans submitted. He added that that he had a document published by Mark Obrinsky from Harvard University, stating the weekday single family detached number of trips was 9.57, and was 6.72 for apartments, for a difference of 42%. It went down in this type of development, because single renters don't have two and three vehicles. Trustee Westberg said that he lives in a three vehicle house, about to be a four vehicle, and creates more traffic per day than one person in an apartment. Trustee Westberg said it just shows that there is information out there that that the Board needs to know and see the traffic study that is being done. He added that he is concerned about crime as well, but these numbers being presented of $1,000 for a 600 square-foot loft, or studio will not bring in any malicious characters. Trustee Westberg said that he is concerned of some of those reviews. He said most people take the reviews for what they are worth but definitely there is room for improvement. He said he would definitely address that Huntley is a different character here and that reviewers are not nice sometimes. He said it shows that people here care about our community a lot and to keep that in mind that that is what Lynd will face coming to Huntley. Trustee Westberg said the Board wants Lynd to be successful, but at the same time, it is tough here. He concluded saying he is going to be optimistic, but also going to step lightly and see where the Board goes with this project. He doesn't want Lynd to waste a ton of money. If there are already no's down there, than it is what it is.

Mr. Tiritilli thanked Trustee Westberg for his input. Mayor Hoeft asked Trustee Holzkopf to continue the discussion.

Trustee Holzkopf began by saying that the fact that anyone that puts this amount of time and effort into a project should be acknowledged and would like to thank them for even taking the consideration of coming to our town. She said she would like to start by saying that this has weighed heavily on her for weeks. She prays that the Holy Spirit takes her tongue so that she can speak with the grace and love that Christ has given her so that you know where her heart is when she is speaking so that you don't think that it is in a negative malice way, but that all of us sitting up here have a responsibility not just to Del Webb, not just to Talamore, Northbridge, and Cambridge, but to our entire Village of Huntley.

Trustee Holzkopf said that her questions, concerns and comments are based off the entire Village of Huntley. She started with the numbers that were provided in the staff report versus the numbers that Lynd presented today. The staff report has a one bedroom unit starting at $1,350, and for a three bedroom townhome going to $3,500. She said the numbers given today by Lynd were $1,000 to $2,900 and asked Lynd to explain the discrepancy.

Mr. Tiritilli replied the $1,000 is for a studio that was not listed in the staff report. Mr. Tiritilli continued saying there is a handful of three bedroom units that could go as high as $3,500. Lynd is showing a range across the board. The $1,000 unit would be the least expensive unit that Lynd would put into the project.

Mr. Tiritilli continued referencing the market study, saying the study will say if there a big enough demand for studios to build studios and that will be something figured out once the study is done. He said that when Lynd does the comp analysis of competitive properties, they will consider projects in the general area. He added that basically, a lot of it is analyzing what the total price is, and also analyzing it on a rent per square foot basis. The rents that Lynd would achieve here would be similar to those other projects. Trustee Holzkopf asked what the rent would be per square foot be approximately.

Mr. Tiritilli said it depends on the size of the unit. It is not as simple as taking 1,300 square-foot unit or 1,600 square-foot townhouse that the price per square foot drops, depending if it is the bigger unit. On a small unit, like a studio would be the high end of that dollar. Mr. Tiritilli said that when he looked at this exact thing, because he has been around this project for about a year, that rents go for about $1.75 per square foot to $1.85. The rents at the same facility that we compare against are the same unit that is renting for over $2.00 per square foot currently. There is currently a price escalation and the rent is getting pushed high; it's not sustainable.

Trustee Holzkopf asked that with these rent prices being what they are, what clientele Lynd will be going for to rent these apartments and what income will be their anticipated income.

Mr. Tiritilli said looked at it from two cohorts, most likely the younger cohorts that are in the 25 to 35 year old range. He added that most of the tenants in this building would be on a single basis, over $50,000 per year to $70,000 per year.

Trustee Holzkopf said in looking at housing prices, you do not want more than 30% of your income to go towards housing, or else you cannot sustain that living. If we are looking at median income levels in Huntley, based off of 2019, that was the most recent study found, for a single income individual, the average income is $40,307, which puts a maximum rent of $1,007. A household median income is $75,100, which puts an absolute maximum rent of $1,877.50. Trustee Holzkopf said that is why she is questioning the type of clientele being sought because what was presented in the staff report does not seem to match what Lynd is presenting.

Mr. Tiritilli said he understood the demographic that Trustee Holzkopf used for the stats, and 30% actually is a standard in the industry. However, if you look at what renters actually are forced to pay these days, that percentage has been escalating for years. It is closer to 38%. There are cities in other states that are higher and as much as 50%. It is a bigger discussion relative to how much income people are putting towards their home. Thirty percent used to be the norm. While talking about median incomes of $70,000, in a family and $40,000 for a single; that is a median. The way Lynd looks at projects is that there are 94 townhomes. There are 94 people in the general area that can afford the rents being estimated for these projects on these properties. Lynd feels comfortable in their projections, or they would not invest $120 million, nor would the lenders that give Lynd the loans if they did not believe in the market.

Trustee Holzkopf replied that higher percentages makes her nervous and believed it would be a high turnover rate when the housing income goes above the 30%. She added that Lynd is squeezing pennies out of people, and does not feel it is sustainable. Trustee Holzkopf questioned what percentage of this establishment would Lynd need to have rented out in order to make it feasibly run, profiting, and not have to close the establishment.

Mr. Tiritilli said that was a good question and Lynd refers to that as a breakeven. Lynd is making a little bit of profit but when does the project start to cash flow. He said that it is income over expenses, including debt. On a property like this, it would be in the mid 70's percentile. One developer might put a lower loan than another. He may put a 90% loan on the property so he cannot run a project the way Lynd can. What Lynd will go in with is construction loans, and come out and try to take the debt off the property. It is important to get the debt as low as possible to weather storms. Mr. Tiritilli said Lynd has been around for 42 years and he has been in it for 30 adding that he has been through the 2008 market, the S & L crisis and other difficult times. Lynd knows how to survive in this market. The risk is building a Class A product, and bringing it to communities where it may be far and few between or is not here yet. Those are risks that Lynd takes as a developer every day.

Mr. Tiritilli said he appreciates Trustee Holzkopf's questions and concerns regarding her interest in an affordable component. He stated this was one of the few times he has been in a meeting where he was trying to defend the caliber of the tenant that they are bringing in and their ability to pay and how wealthy they are versus providing affordable housing. Trustee Holzkopf stated that the caliber of a human is not based on their income. Mr. Tiritilli said he meant the caliber of their income not the tenant, and apologized for that statement. He stated affordability is a huge part of housing today.

Mr. Tiritilli said Lynd has that approach in their company in many ways. There are ways to provide it if the Board would want it. There could be tax relief to offset some of the income or other type of mechanisms to provide affordable housing. Lynd would be happy to show examples of Class A properties and where it all works affordably. He added that Lynd does hundreds and hundreds of units every year that way. Trustee Holzkopf asked if Lynd would be willing to do that in Huntley, Mr. Tiritilli stated they would be interested in further discussion regarding that possibility.

Trustee Holzkopf stated that this is a groundbreaking project that could potentially be coming to the Village. This project is going to set a precedence for future developments. She added that she is very passionate about making sure that everybody in Huntley, not just the middle class, not just the upper class, but that everybody has access to quality, safe housing. Trustee Holzkopf asked if Lynd would consider taking just 5% of this project and making it affordable.

Mr. Tiritilli asked what Trustee Holzkopf's definition of affordable was. Trustee Holzkopf said that affordable is at 70% of median income level, by definition. Mr. Tiritilli said that Lynd would be open to discuss that. Lynd does a lot of work in the City of Chicago and has done plenty of work where there are affordable components. If Lynd can put it all together where it works financially, still get everything financed everything can work. Lynd would love to be able to provide that.

Mayor Hoeft stated that this is a conceptual discussion and that the project is not up for formal consideration at this time. Discussions like this can take place at a later time.

Trustee Holzkopf said she is concerned by the negative reviews and understands that everyone gets them from time to time, but the level of negativity is quite high here. She asked that if Lynd is not at that mid 70's break even point, will Lynd start to cut corners to make sure reviews are high by not doing maintenance repairs because there are no funds for it.

Mr. Tiritilli said that he is not on the operation side of the business, and could bring people back but he would could answer some of it. He continued saying they are a vertically integrated company;

management, acquisitions, development. Acquisitions go out and find a building that is mismanaged and under disrepair. Then they go in and displace the tenants, renovate the units, get a higher rent, and then they sell the property. When you displace tenants, or you go in, and the rent used to be this, and now it is raised to this, so that is a part of what Lynd does in acquisition mode. Yes, we do run that building in Woodstock and it is not a Class A building. It was never said that it was Class A building. There are various classes when you have 22,000 units. You have a lot of tenants, and you have a lot of properties, and Lynd does third party management. Certain owners do not keep their property up the way that a management company would want them to. We do not own all of those 22,000 units. Half of those units are owned by somebody other than Lynd but Lynd manages them. Lynd does a good job. There are tenants, residents or employees not happy at times. There are employees in our business that have been there for 30 years so I could refute their comments and be happy to share that. If Lynd goes forward, we will bring in an operations team and the Board can go through the questions that have been asked. Questions asked about the details of how do you underwrite these people who are coming here, show exactly what the criteria is. Lynd would be happy to do that.

Trustee Holzkopf continued saying she would like to see a Tracy Cross report done and said that the area has higher traffic flow from the way that it is zoned currently versus zoning it to multi-family. She agreed with Trustee Westberg that there would be more in and out traffic with a business than you would see with an apartment building. She added there is going to be concerns with traffic when any new development is brought forward. Trustee Holzkopf then asked if Lynd had any numbers that they could share in comparing a commercial project to this multi-family project.

Mr. Tiritilli said none that could be shared at this time with any level of expertise. He said that the traffic study is closed to be completed and will be shared with the Board after Lynd has received and reviewed the study. He said that he understands the concern of the Board and residents of Del Webb. He said it makes logical sense when you are residents in a community. They have a beautiful community. Del Webb is a fantastic development, and you can see the density that they have achieved. There is great open spaces. You put density together and you achieve great open space. Lynd tried to carry that throughout here. Lynd expects our tenants, and I believe that they will, have a higher degree of homeownership pride.

Trustee Holzkopf asked about the street parking adding that she did not see fire hydrants included on the diagrams. She asked if the amount of street parking for the townhomes is 24 spaces. Mr. Murasky, architect, stated the diagrams did not include the additional parking spaces behind each garage, which would be two additional spaces. The 24 spaces were the lateral. The additional spaces are shown elsewhere on the exhibit showing four or five sprinkled between the townhouses. It does not include the parallel parking on the east side where the six unit and three unit is. Mr. Murasky said the exhibit does not include any parking in front of the garages or parallel parking. Trustee Holzkopf asked what that number is for the parallel parking in that area. Mr. Murasky said that is about 20 on the parallel, and then there is 98 if you include the double parking behind the garages.

Trustee Holzkopf asked if Lynd was taking into account that the hydrants will eliminate parking spaces based on 300' per fire hydrant, and the fact that you can only park a certain distance from them. Mr. Murasky said, not necessarily, that once the loop is established with the Fire Department, the site is large enough that Lynd could shift parking accommodations. Trustee Holzkopf stated she has a concern of no street parking saying that for parties and holidays, it will be extremely congested in there.

Mr. Tiritilli said that these are the kinds of questions that are helpful. Nothing is set in stone when it comes to engineering. Lynd is keeping the engineering exactly intact as far as retention, but some things can be addressed that were brought up by the Board.

If Lynd does not extend Regency Parkway, this design can be modified a bit. Maybe it makes sense to make a connection and extend it in and maybe move these buildings around so there is another entrance to take some more of the load off of that main entrance. The last thing we want is to have inadequate parking. The people own this project too and when you have unhappy tenants, or an inconvenient place to live, people will leave. Mr. Tiritilli continued saying people will rent and then if you do not solve or address all the issues that are being raised, it is not going be a successful project. Receiving these items addressed here and having this conceptual review meeting provsides Lynd the opportunity to hear some feedback from the residents, in addition to what has been heard from the Board, is very helpful. It gets rigid very fast when we come in with the formal application. This has been very helpful.

Trustee Holzkopf concluded by saying she would like to see a fiscal impact study done. She added that she is overall in favor for apartments in town and also in favor of affordable housing, but it needs to be done correctly and not jammed in. The project needs to be safe and traffic needs to make sense and it needs to be in an appropriate place for the land use. Trustee Holzkopf thanked Mr. Tiritilli for listening to her concerns.

Thank you Trustee Holzkopf. Mayor Hoeft asked Trustee Leopold for his comments.

Trustee Leopold said it was past his bedtime and that he is one of those old guys from the Del Webb retirement community out here. He added that there are 9,000 residents in Del Webb and 30,000 in the town, how can you call that a retirement community? He complimented the speakers for calmly presenting their comments whether they be positive or negative and said he would like to get answers to the anecdotal comments that Mr. Applegate discussed and the Better Business Bureau things that were brought up and to have that information provided to the Board. Trustee Leopold said that being from Sun City, the Sun City residents look to him to act in their best interest, and does so to the best of his ability. He reminded everyone that in the matter of the multi-family housing presented on Regency, there was ample consideration given to the residents when it was initially rezoned for commercial. He added that he is old enough to have been around to have some objections to that being done and to rest assured that once he has all the facts, and all the pros and cons, he will act in the best interests of our residents. Thank you.

Mayor Hoeft thanked Trustee Leopold and continued with Trustee Kittel.

Trustee Kittel said that it was a lot to digest on both sides but first of all he wished to express his appreciation to all the residents that came out to have their voice heard and to the presentations made by Staff as well as the Lynd team. He added that there is a lot of good here and that he is trying to balance what we have and what we want to be. Trustee Kittel said there is a delicate balance to seeing the care you have taken and how thoughtful you have been in taking in either the past presentations that you've had access to listening to, and listening to the residents on Facebook. He added that obviously there are still some concerns to address, but he appreciates the greenspace and the design. He also appreciates the amenities, because that is going to enhance our Village as a whole. Trustee Kittel said he hears Del Webb and he hears Huntley, and he wants to make sure everybody is a part of Huntley. It is not Del Webb only, this is our community. He said that the Village needs to be able to diversify that with

rentals, doing it the right way. There's been some talk of putting the project somewhere else, but the Village does not have developers knocking on the door on those other properties. Trustee Kittel said the Village has someone coming in and wanting to better the community in this property and thinks the Village needs to take the facts from both sides and really understand, work together, collaborate and continue to move forward with that. Some of the concerns he would still like addressed, not to repeat, but the traffic on Princeton. He said he would rather not widen Princeton because that would enhance higher speeds. He would like to see some safety protocols put in, resurface the road with better markings. Because it is a private road, it is part of the POA, Property Owners Association. Trustee Kittel said more importantly he would like to see crosswalks installed since there will be a lot of residents going to businesses. He added that he would like to see the crosswalks blinkered to safely get the walking residents to and from the businesses safely.

Trustee Kittel said Lynd mentioned the curb cut out and that was a concern of his that people will overuse Princeton. If the project could have those two entrances, if the Fire Department requires it, use that existing curb cut out plus the second you are proposing, that would be very good. Trustee Kittel said he has heard a lot of talk from the residents in the community on a bike path connection so if Lynd could help develop it would make the proposed project better for their residents as well as the entire community.

Trustee Kittel concluded his discussion by saying he has some concerns, but understands that this plan presented is conceptual. He thanked Lynd for listening, not only to past comments from what they have seen, but also from the Board and residents here tonight. Trustee Kittel said the word that it still sticks with him is how flexible Lynd is willing to be because they want to be a part of the community. He finished by saying he understands that Lynd is not here to invest $120 million and pack up and leave and it is important to balance everything. He again thanked the residents and Lynd for their input.

Mayor Hoeft thanked Trustee Kittel for his comments. He added that he had some comments to make as well. Mayor Hoeft start by saying that he is one of those residents that has lived here before everything else was here. In 1986 the Village was roughly 1,303 people. Growth came with the annexation of the 2,600 acres south of Kreutzer Road. There was an uproar in town that the Village was getting sold down the river with everything that was getting done. Mayor Hoeft continued by saying this is nothing new with conflict with growth and he is very happy with the development that the Village has had. He is happy we have Del Webb, including all of the development that has taken place on the south end of town, not just Del Webb. Mayor Hoeft said Del Webb is a great part of this fine Village, along with the other subdivisions and developments that came along through the 90's and early 2000s to get the Village where it is today. He continued saying that over the past year, this has been a hot topic throughout the whole community. He said he has heard a lot of opposition as well as some proactive stances on it. Mayor Hoeft said since 1998, when this area was zoned, it has sat vacant. There are some residents that feel that it is going to remain the open prairie forever, and it is not. This area is zoned, right now, as commercial business park, but there could be a lot heavier uses that would be closer and affect Neighborhood 7 in general more than this plan proposes. Mayor Hoeft said he would like to thank the Lynd group for paying attention to those comments that had probably been passed along through Staff, and on the homework you have done. He said his next point was with Regency Parkway. There has always been a huge concern for Del Webb being a cut-through. The Village has heard the comments with Amazon coming to town that it is a cut-through for semi traffic, and that is a concern that this Board is taking seriously. The Village is going to have to have things in place to make sure that Del Webb is not having Amazon trucks, other than deliveries to your door, in Del Webb. He continued saying that with Regency Parkway not extending all

the way through, maybe Lynd would want to add a cul-de-sac with the entrance or egress for fire equipment if needed there. That was if someone turned up Regency Parkway and realize they cannot get in, or vice versa, they are not coming through trying to cut through Regency to get to Farm Hill Drive. Mayor Hoeft said that this is something no one will know until the traffic study is completed. He said he agreed that there is going to be less traffic in general, in the multi-family development based on the research that has been done, compared to a commercial use and he believes that has validity to it. He added that if someone lives there, they are going to Route 47 to Sass Parkway to get in, and you're going to have that if it is a shopping center or whatever else it could be there. Mayor Hoeft said he thinks that on the whole, the traffic and the cut through traffic through Del Webb, is still going to be less with this proposed development than what the Village could have there. The Mayor agreed with Trustee Westberg and his concerns about crime. That is part of the concern on the quality of renters. The Mayor believed there are numbers somewhere that staff can look into to find out the crime rate with the current apartment complexes already in town. He added that he has looked into these numbers and percentages in the past, but did not have the figures currently, and guarantees that the current multi-family dwellings in the Village are not the number one area where the police are called for assistance – he repeated are not.

Mayor Hoeft concluded his discussion by saying as a Board we are your elected officials for the entire Village and myself included. Everybody's voice matters. It's not just because it's in somebody's backyard, this should or shouldn't happen. Every decision I've made as a trustee for the six years I was a Trustee and I was on Planning and Zoning for four or five years before that. My decision making now is, I would put myself in any one of the houses along Neighborhood 7 that backup to this project and say I wouldn't mind this in my own backyard. When you have 650 feet, doorstop to doorstop on one end, and 500 feet on the other, there is already a berm of trees there. I am sure that if we talk to the proposed developer that we needed a bigger buffer or if we needed something else, with the way that they have been so far this evening, I am sure it would probably be able to be looked at and taken into consideration. Like I said, this is a preliminary concept review with no formal vote tonight. I just wanted everybody to know where I stand on it, because I have gotten the same emails the rest of the Board has. Like I said, I think we have to go at it with an open mind. It sat vacant for 20 years for a reason. Part of that is probably because the way the world is turned with our new partner we have on the southern end of town. If commercial is going to come back, I don't know the answer to that, but if it has sat vacant for 20 years, and we have somebody that's interested with a project that fits, I think it is worth taking a look at especially when we have Alden, Deer Path, and Heritage Woods right there in that same area. If this whole area was vacant, and none of that was there, it might be a little bit different, but I think we have already kind of started that trend with the housing even though it is not, per se the same. I would like to at least just get a consensus of the Village Board. This is nothing formal, just so we know if it is worth moving forward. I would like to start with Trustee Kittel.

Trustee Kittel said, I think just based off the conversations tonight, I would still like to see this further along and see where we end up with some of the collaboration and some of the changes that they would like to bring back to the to the table. I would like to move forward.

Trustee Leopold said he would like answers to the questions that have been asked here tonight. I think we should pursue.

Trustee Holzkopf agreed and yes pursue.

Trustee Westberg said I think we start with a traffic study and go from there. I would like to see what maybe a Costco or Menards would do on traffic on a Saturday to double lanes turning left stacked 18 cars each way versus something like this. So let's see what we get.

Trustee Goldman said here is my take on commercial buildings. Let's say that Costco or Menards hypothetically went up there instead of something like what you are proposing. What we have to remember is that people come home from their jobs at night, they roam around on weekends, and they are out and about at night. The cars are moving in a complex, if it is a commercial building, it closes they go home. There is really nothing at night. I am not talking restaurants. I am talking a medical building or whatever. That is a difference in traffic. We have to be logical about that. I appreciate your being here. This is my ninth year and it's been a complicated conversation. One of the most that we have had since I have been on the Board. You are right Mayor, to think about the fact that we have to think about all of Huntley and not just one section. I am surprised you chose to locate near our southern section in truth because there is still land north and some land east, and you have younger people north. I would think that younger people want to be with younger people and not be surrounded by a lot of seniors, but that is my take. I am just surprised at your location, but you must have done your due diligence.

Attorney Bazos said that he wondered with all the notes, and comments heard this evening, it wouldn't make sense before putting together a full blown preliminary, that Lynd makes further revisions to the concept plan and come back one more time. He asked the Mayor if that make sense to the Board. Mayor Hoeft said yes, that would be welcomed. He added that it shows Lynd's flexibility to be a partner with the Village. Then the Board can go from there. The Mayor asked Lynd to keep in touch with Staff.

Mr. Tiritilli said they would stay in touch with staff and would also have the traffic study and economic impact study available soon to answer all the other questions.

Mayor Hoeft thanked Lynd and said it would be a positive for both sides. He added that by bringing the concept plan back to the Board, a few more things may be addressed prior to submitting the formal application. Mayor Hoeft concluded by thanking everyone for attending the Village Board meeting on this cold night and keeping everyone out late.

No action was taken on this agenda item as it was conceptual review only.

Mayor Hoeft continued with the remaining agenda items.

ADJOURNMENT:
There being no further items to discuss, a MOTION was made to adjourn the meeting at 9:41 p.m.

MOTION: **Trustee Holzkopf**
SECOND: **Trustee Westberg**
AYES: **Trustees: Goldman, Holzkopf, Kittel, Leopold, and Westberg**
NAYS: **None**
ABSENT: **Trustee Kanakaris**
The motion carried: 5-0-1

Respectfully submitted,
Rita McMahon
Village Clerk

Agenda Item: **Consideration – A Resolution Approving an Agreement with The Retail Coach for Retail Market Analysis and Recruitment Services**

Department: **Village Manager's Office**

INTRODUCTION

The Village Board approved the 2022 Economic Development Work Plan, which included as an action item seeking proposals for retail sector analysis and recruitment services. Work to be performed includes conducting a site assessment of the Village's market trade area and profiling the customer's buying habits, lifestyle characteristics and media habits. The results of the assessment will be used to guide decisions and use of resources to grow the Village's retail sector and to shape goals for the recruitment of new retail businesses.

STAFF ANALYSIS

On February 10th, the Village Board authorized staff to distribute the Request for Proposals (RFP). The RFPs were distributed on February 11th, with a due date of March 11th. Four responses were received from the following consultants: NextSite (Birmingham, AL), Place Dynamics (New Berlin, WI), Retail Strategies (Birmingham, AL), and The Retail Coach (Austin, TX/Tupelo, MS). Staff reviewed the responses and arranged for a brief meeting by Zoom to discuss each respondent's proposal. The meetings were conducted by the Mayor and Staff. Based upon the discussions, Staff is presenting the proposal from The Retail Coach for consideration by the Village Board. A summary of the proposals is provided below.

PRICING	***NextSite***	***Retail Strategies***	***The Retail Coach***	***Place Dynamics***
Year 1	$25,000	$45,000	$47,000	$30,000
Year 2	$25,000	$45,000		
Year 3	$25,000	$45,000		
	Minimum 3-year agreement	plus travel after 1 trip	includes travel costs not to exceed $2000	does not include outreach to businesses or developers or representation at industry events

ALTERNATE	Success fee option	Optional 3-year agreement	Optional 2nd and 3rd year contract extension	
Year 1	$15,000 + Success fee	$45,000		
Year 2	Success fee	$40,000	$30,000	
Year 3	Success fee	$40,000	$30,000	
	3-year retainer plus success fees not to exceed $100,000			

One of the unique services offered by The Retail Coach is a retail workshop for existing businesses to provide retail trade area findings, demographic and psychographic profiles, and specific retail sector opportunities. The workshop is designed to help existing business and entrepreneurs enhance their business opportunities.

The Retail Coach has worked with more than 650 communities in 40 states throughout the country over the last 21 years, with references and testimonials provided in the proposal.

2022-2025 Strategic Plan Alignment

The Strategic Plan identifies *"Strong Local Economy"* as a strategic focus and the following goal: *"Location of Choice for New and Expanding Businesses of all Sizes."* The retail market analysis and recruitment plan will assist in attracting new businesses and also provide resources for existing businesses to help grow.

Financial Impact

The FY22 Budget includes funding in Economic Development Line Item 100-70-00-6387 for this work. The initial agreement with The Retail Coach is in the amount of $47,000, with options in years two and three to continue market analysis and recruitment services at an annual cost of $30,000 per year.

Legal Analysis

The Village Attorney reviewed the RFP terms and conditions for approving an agreement with the selected consultant.

Action Requested

A motion of the Village Board for a Resolution Approving an Agreement with The Retail Coach for Retail Market Analysis and Recruitment Services.

Supporting Documents

1. The Retail Coach Proposal
2. Draft Resolution



Proposal For:

RFP: Retail Market Analysis and Recruitment Plan

Village of Huntley, Illinois

March 8, 2022

HUNTLEY
ILLINOIS

TheRetailCoach

800.851.0962 | THERETAILCOACH.NET | AUSTIN, TEXAS · TUPELO, MISSISSIPPI

March 8, 2022

Melissa Stocker
Market and Recruitment Specialist
10987 Main St.
Huntley, IL 602142

Proposal for Retail Market Analysis and Recruitment Plan

Dear Ms. Stocker:

We are pleased to present the following proposal in response to the Village of Huntley's request for proposal for Retail Market Analysis and Recruitment Plan services.

With a national perspective and more than twenty-one years of experience in over 650 communities, The Retail Coach offers the expertise, service, and manpower to research, analyze, and develop customized strategies that best position our clients for retail recruitment and development success. No other consulting firm offers this level of comprehensive support that is uniquely tailored to the community. Our focus on partnership and tangible retail successes has resulted in ongoing, multi-year relationships with more 95% of our clients.

I was able to visit Huntley on March 2, to help in our preparation of our proposal. During my time in Huntley, I spent several hours looking at potential development and redevelopment opportunities in the community. Based on this time spent in Huntley, we see opportunities for development and redevelopment throughout the entire 47 corridor in Huntley.

We are big believers that in order for a community to have a strong retail base, the community must have a strong mix of local, regional, and national retailers. That being said, our proposal focuses on the recruitment of regional and national retailers and developers as directed in the RFP, but we have also included a Huntley Retail Workshop, which will focus on the education of existing local retailers, identification of entrepreneurs and franchisees for local retail growth.

I met recently with our full team to discuss this request for proposals, Huntley's retail opportunity, and the best approach to help accomplish the community's retail goals. Based on our research and current knowledge of the community, we are confident we can be successful in helping to analyze the market potential, and lay the foundation to recruit retailers and developers to Huntley.

We have addressed each service outlined in the Request for Proposal in a comprehensive manner.

We appreciate the opportunity to submit this proposal and would welcome the opportunity to personally introduce our firm to you at the appropriate time.

Please feel free to call me with any questions.

Sincerely,

Aaron B. Farmer

Aaron Farmer
President
The Retail Coach
662-231-0608
afarmer@theretailcoach.net

Proposal

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Company Profile

About The Retail Coach

We are **the nation's premier retail recruitment, market analysis, and development firm**. Our experience combines strategy, technology, and creative marketing to execute high-impact retail and restaurant recruitment strategies for local governments, chambers of commerce and economic development agencies.

We have served **more than 650 communities in 40 states** across the country over the last 21 years.



PROVEN RESULTS

7+ Million

Square feet of new retail space recruited to client communities in just the last five years

$700 Million

Additional sales tax dollars generated in client communities

95% Repeat

Percent of clients that choose us for repeat assignments

Company Profile

Retail Recruitment Success

7+ Million Square Feet of New Retail recruited to client communities in the last 5 years.

The Retail Coach has helped attract these retailers and restaurants — plus **hundreds** more — to our client communities.



What Makes Us Different

Our Team is **Your Team**

We take a **partnership approach and become an extension of your team**. Our clients are invited to participate in the recruitment process, allowing you to learn and expand your network.

We are **Flexible & Agile**

We have intentionally kept our team size optimal in order to keep the ability to adapt and change. This helps us continue to **develop new programs and lead through innovation.**

Always **Fully Transparent**

We track recruitment activity and prospect feedback in your **custom retail recruitment dashboard** and host monthly calls with your team to keep you updated on progress.

We **Avoid Conflicts** of Interest

We are not brokers, and **we do not have to answer to in-house agents looking for a commission**. Our interests are always in line with your vision and what's best for your community.

Experienced & **Connected**

We **pioneered the retail recruitment industry more than 20 years ago** and leverage more than two decades of experience and relationships to help drive retail growth in your community.

We use **Consistent** Project Teams

We do not have a sales team that hands you off to a face once the project begins. You will **keep the same point of contact from start to finish** to ensure a consistent, open line of communication.

Huntley Project Team

Instructor & Speaker Experience

As the pioneer of proactive retail recruitment and development services, **The Retail Coach team is frequently sought after for speaking engagements and instructor roles** for conferences, trainings, basic economic development courses, and other industry events.

Her are a few of the events and courses in which our team has recently presented:

IEDC: Basic Economic Development Course

Session Title: “Retail Recruitment in Economic Development”

National League of Cities: Small Cities Conference

Session Title: “Small Cities, Big Demand”

Illinois Municipal League Annual Conference

Session Title: “Post Covid Retail”

EDC of Colorado: Drive I Lead I Succeed Conference

Session Title: “Retail is Changing…Is Your Community Ready?”

Main Street America: Main Street Now! Conference

Session Title: “Business Attraction & Retention Strategies”

Stand Up Rural America: Annual Conference

Session Title: “The Reality of Rural Retail Recruitment”

Illinois Financial Forecast Forum: Annual Conference

Session Title: “Dynamic Trends in the Retail Environment”

International Council of Shopping Centers: RECON

Session Title: “Developers & Retailers: The New Power Couple”

Huntley

Project Team

Huntley Project Team

Leadership Structure

Day-to-Day **Project Management**



Aaron Farmer
President

Aaron has over 14 years of experience in the Retail Coach industry. He oversees all aspects of The Retail Coach. His experience is extensive in communities similar to Huntley. He will be the primary contact for your project.

Leadership & **Project Strategy**



Kelly Cofer, CCIM
Founder & CEO

With more than 30 years of retail experience, Kelly plays an integral role in every project for The Retail Coach, including in-depth market analyses, recruitment strategies, and development plans for our clients.

Retailer **Recruitment**



Cary Everitt
Recruitment Specialist



Caroline Hearnsberger
Recruitment Specialist

Cary and Caroline manage our relationships with national and regional retailers, brokers, site selectors, and developers. They execute our recruitment process, including the site submission process and retailer feedback.

Data & **Market Research**



Matthew Lautensack
Director of Research



Aiden Berry
Research Analyst

Matthew and Aiden use cutting-edge, GPS-based market data to pinpoint true opportunity in retail markets. They provide the latest retail trade area data and prepare our clients' market reports.

Administrative **Support**



Nancy Dees
Director of Finance

Nancy supports all projects by managing client invoicing and contract needs, as well as marketing, promotional, and graphic design support.

Huntley Project Team

Key Staff Biographies



Aaron Farmer
President

With a degree in Marketing from The Mays Business School at Texas A&M University in College Station and an MBA from Texas A&M University – Commerce, Aaron brings to The Retail Coach knowledge of the most current research on retail and marketing trends. Prior to joining The Retail Coach, Aaron was employed in marketing research and retail development where he worked on projects for some of America's leading retailers and restaurants including FedEx, Kinkos, Sally Beauty Supply, Adidas, Concentra and the National American Association of Subway Franchises (NAASF). His expertise touches each step of a project from the initial trade area determination to the actual recruitment of retailers. Aaron is a sought after speaker for industry organizations throughout the country.



Kelly Cofer, CCIM
Founder & CEO

C. Kelly Cofer leads The Retail Coach with more than 30 years of experience in all aspects of retail real estate and economic development. Kelly's professional background encompasses market research and site selection, advisory and leasing services, and property brokerage and development for leading national and regional retailers and restaurants in more than 150 cities throughout the United States. He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the Chicago-based Commercial Investment Real Estate Institute and attended the Economic Development Institute at the University of Oklahoma. Kelly holds a Bachelor of Science degree from Texas A&M University in College Station.

Huntley Project Team

Key Staff Biographies



Caroline Hearnsberger
Recruitment Specialist

With a Masters in Public Policy and Administration combined with almost 10 years in upper administration and project management, Caroline brings client oriented expertise to The Retail Coach. As the former experience as Director of International Services at Mississippi State University, she managed various international projects bringing a broader approach to The Retail Coach retail economic development recruitment methods.

Caroline loves learning about each new client and tailoring her recruitment and development strategies to fit those unique profiles. In the Recruitment Specialist role with The Retail Coach, Caroline is primarily responsible for spearheading the firm's retail recruitment nationwide. When not actively sourcing development opportunities for our clients, Caroline stays busy as a mom of two very active little girls with big personalities.



Cary Everitt
Recruitment Specialist

Cary joined The Retail Coach as an addition to the retail recruitment team. He comes from a background of almost 9 years in healthcare and retail management helping him gain exceptional relationship building skills and education in business development strategies. He is currently in the process of obtaining his Texas real estate license in order to expand his knowledge in the field, allowing him to offer the best guidance and assistance to all current and future clients alike. The main focus for Cary at The Retail Coach is to identify and recruit interested restaurants and retailers to client communities contributing to market growth and expansion.



Matthew Lautensack
Director of Research

New York native, Matthew Lautensack, brings a specialization in critical theory and technology integration to The Retail Coach team. A philosopher and self-taught programmer, Matthew is efficient in user experience, digital platform design, e-commerce, automation, digital advertising, GIS, and is a tremendous asset to our staff. During his tenure at The Retail Coach, he has brought efficiency to the operational processes, through automation, streamlining, and systematizing internal workflows. He was also the principal developer on a number of new products and services we are offering today. Prior to joining The Retail Coach, Matthew was the Director of Information Technology at a natural soap company based out of upstate New York.

Executive Summary

Executive Summary

The Retail Coach is submitting this proposal for Retail Market Analysis and Recruitment Plan to be executed for the Village of Huntley, Illinois. Our firm has the ability to complete all tasks in the RFP.

Objectives:

- Research and analyze the Huntley retail market
- Determine the unique, viable retail market potential for Huntley
- Provide data reports and marketing materials — *along with coaching and expertise* — to assist with retail enhancement and recruitment activities
- Develop and Implement a plan for retail, restaurant, and Downtown/Main Street to support the community's economic development efforts.

Submitting Firm:

The Retail Coach, LLC

Offices in: Austin, TX, Dallas, TX, and Tupelo, MS

Mailing Address:

The Retail Coach, LLC
PO Box 7272
Tupelo, MS 38802

Primary Contact:

Aaron Farmer
President
afarmer@theretailcoach.net
662-231-0608

For more than **21 years**, The Retail Coach has been **the premier national retail recruitment partner** for municipalities and economic development organizations. Having worked more than **650** assignments in **40 states**, our recruitment approach is simple — do what you say you are going to do, do it at the highest level possible and constantly communicate findings and results to our clients. This approach has proven successful, leading to multiple assignments with more than **95%** of our clients.

Our goal is to not only aid the Village of Huntley in preparing and executing the Retail Market Analysis and Recruitment Plan, but also to help build your level of retail expertise as the Village seeks to encourage **retail development to its maximum level.**

The most important aspect of any Retail Development Strategy is its ultimate application and resulting impacts. Our approach has always been action-oriented to ensure that market reports are not placed on a shelf to collect dust. **Working with local stakeholders, brokers, and real estate professionals to educate and empower** is essential to a successful study, and a critical component in which The Retail Coach is experienced and well-equipped to execute.

Executive Summary

Our time-tested approach is designed around examining a community “through the eyes of a retailer”. Our team will spend time on the ground in Huntley to better understand Huntley’s strengths, opportunities, and challenges as it relates to retail development.

During our preliminary research of the Huntley Retail Market, we examined multiple trade area determination methods, including a **mobile location data analysis**.

Understanding where consumers are coming from is critical in determining an area’s true retail potential, so our strategy for Huntley will include a **Custom Retail Trade Area Determination based on actual data** collected from consumers in the study area.

Utilizing the market analysis and data collected, our team will be able to determine the retail demand in Huntley currently, but also in the future. Understanding the retail demand will aid our team in developing a proactive retail recruitment and development strategy for Huntley focused on exceptional and attainable goals and results.



Scope of Services: Retail Market Analysis and Recruitment Plan

Custom Retail Trade Areas

The Retail Trade Area (RTA) is the foundation of retail recruitment strategy, and its accuracy is critical. The Retail Trade Area is the geographical area from which a community's retailers derive a majority of their business. Drive times and radial analysis are not the best way to depict an accurate Retail Trade Area. To best confirm a community's Retail Trade Area, we will execute the following strategic steps:

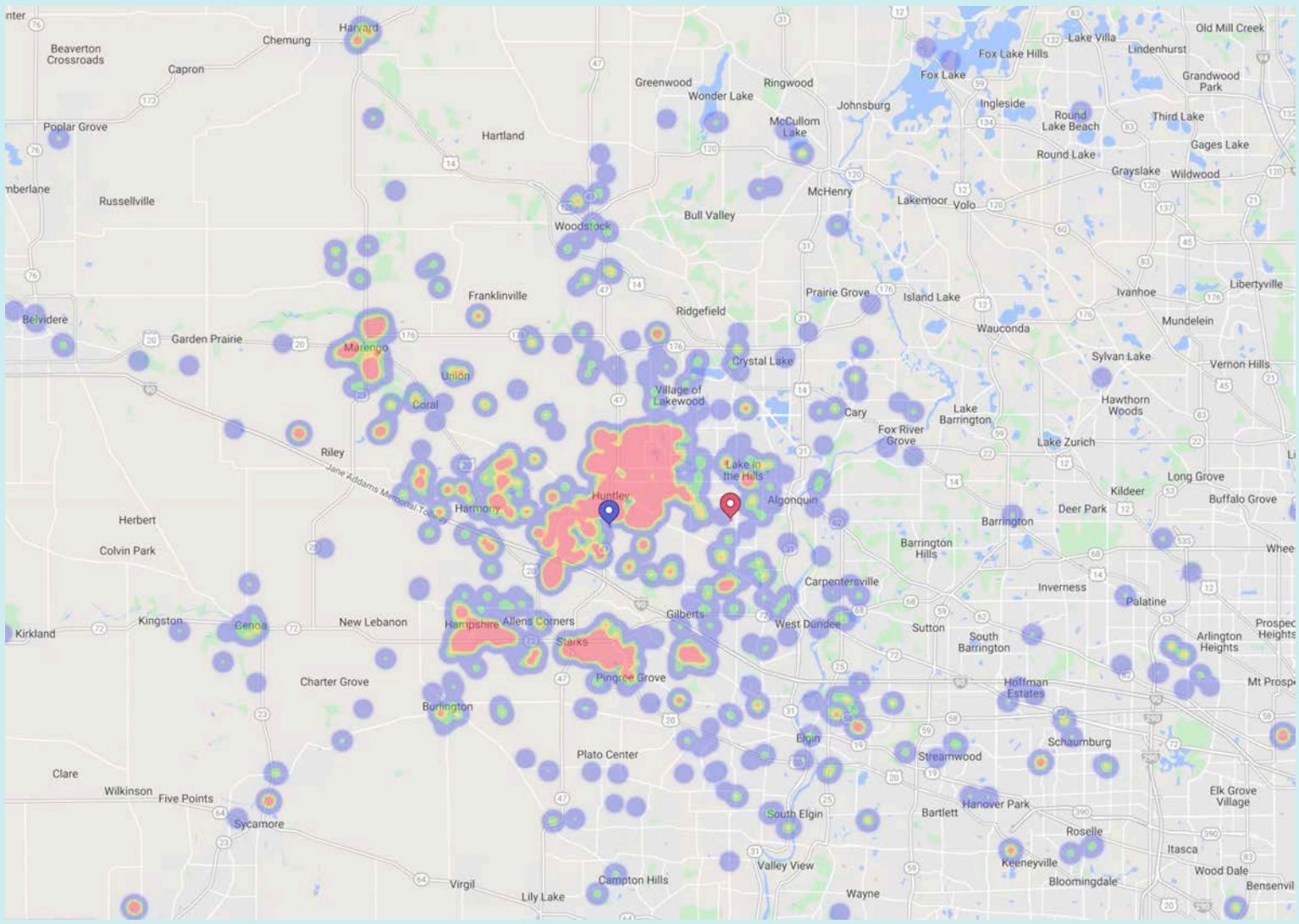
Mobile Data for Location Decisions

The Retail Coach will utilize mobile location technology that analyzes location and behavioral data collected from mobile devices to determine consumer visits to Huntley. This high-confidence data is used to verify Retail Trade Areas and validate retail site selection decisions. The Retail Coach will complete Mobile Data Studies on multiple locations throughout the community.

Retail Trade Area Mapping

The Retail Coach will delineate a boundary map of the Retail Trade Area using mobile data collected.

Mobile Location Data & Retail Trade Area Mapping



SAMPLE CELL PHONE HEAT MAP - Walmart - Huntley, IL

Phase 1

Analyzing The Market

Demographic Profiling

A community must be able to instantaneously provide information and data sets sought by retailers during the site selection and site evaluation process. The data must be accurate, current, and readily available.

The Retail Coach will create comprehensive 2020 Census 2022, and 2027 demographic profiles for the Retail Trade Area and Huntley community. The profile includes population and projected population growth, race, ethnicities, average and median household incomes, median age, households and household growth, and educational attainment.

Daytime Population

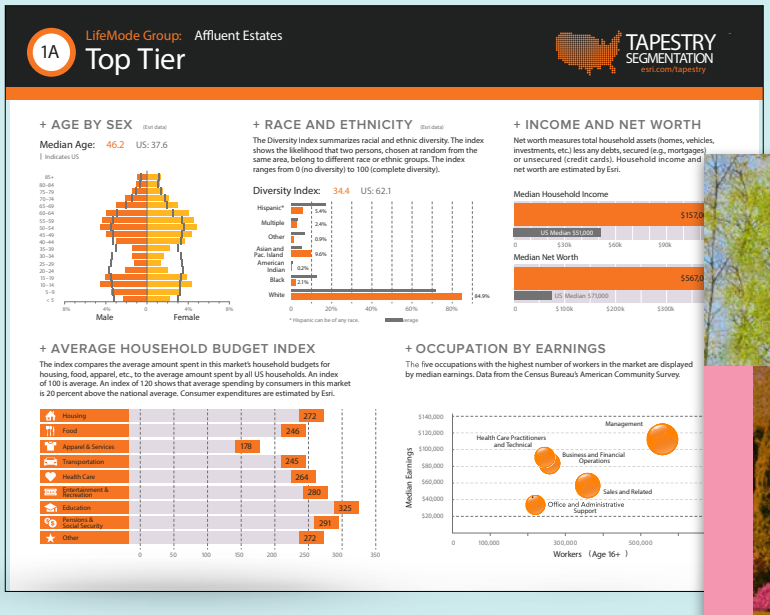
The workplace population, or daytime labor market area, is important to quick-serve and casual dining restaurants that rely heavily on lunch business.

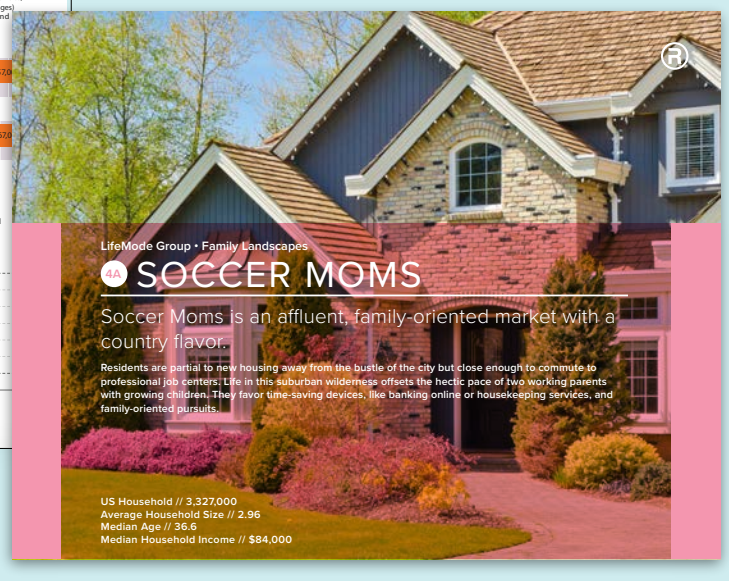
The Retail Coach will provide an employment summary report detailing the total number of establishments, by industry, and employee counts within the designated labor market area. This report will provide insight into the “work here” population versus the “live here” population.

Psychographic Profiling

As retail site selection has evolved from an art to a science, psychographic lifestyle segmentation has become an essential element of retailers’ preferred location criteria. Understanding a consumer’s propensity to purchase certain retail goods and services—as well as specific retail brands—is valuable to national, regional, and independent retailers.

Psychographic Profiles of Consumers





Phase 2

Determining Retail Opportunities

Retail Demand Outlook Analysis

A Retail Demand Outlook Analysis will determine the level of retail demand for a designated Retail Trade Area. The analysis computes the current retail demand of 70+ retail sectors of the Retail Trade Area and the five year demand for the same sectors.

The Retail Demand Outlook Analysis will:

- Identify retail demand for more that 70 retail categories and sub-categories and identify the Compound Annual Growth Rate.
- Distinguish retail categories with the highest prospect for success and quantify their retail potential.

Retail Demand Outlook



Identifying Development & Redevelopment Opportunities


Retail Center • 101 West Hundley Drive
Lake Dallas, Texas

Site Photo

SPACE AVAILABLE
6,584 SF available

TRAFFIC COUNTS
South Shady Shores Road - 4,853 AADT
East Hundley Drive - 502 AADT

CONTACT INFORMATION
AARON FARMER
The Retail Coach, LLC
President

Office 562.844.2155
Cell 562.231.0608
AFarmer@theretailcoach.net
www.TheRetailCoach.net

Lancine Bentley
Lake Dallas Community Development Corporation
Community Development Coordinator

Phone 940.497.2226 ext. 404
lbentley@lakedallas.com
LakeDallas.com

PROPERTY INFORMATION
- Year Built: 1987
- Price: $975,000
- Percent Leased: Vacant
- Land Acres: 1.00 AC
- Tenancy: Multiple

QUICK FACTS

Population	Community	Retail Trade Area
2018	7,105	17,620
2023	8,626	22,847
2028	9,838	26,730

Income	Community	Retail Trade Area
Average HH	$67,760	$111,241
Median HH	$63,491	$93,608
Per Capita	$35,509	$41,569

Age	Community	Retail Trade Area
Median Age	37.55	38.59
Average Age	37.40	38.11

800.851.3962 | INFO@THERETAILCOACH.NET | THERETAILCOACH.NET | AUSTIN, TEXAS - DUBLIN, MISSISSIPPI 1

Example Retail Site Profile



Identifying & Marketing Vacancies & Development/ Redevelopment Sites

Retailers are interested not only in the market data on your community, but also in evaluating all available sites that fit their site selection and location preferences. A community must create and maintain a database of prime available properties along with accurate and current marketing information.

The Retail Coach will identify up to 15 priority retail vacancies and development/redevelopment sites to market. Factors influencing site selection for priority sites will include:

- Existing market conditions
- Retail Trade Area population
- Traffic counts and traffic patterns
- Site-line visibility from primary & secondary traffic arteries
- Ingress/egress & adequate parking
- Site characteristics, Topography & Proximity to retail clusters

Retail Site Profiles

The Retail Coach will create a retail site profile for primary availabilities with current site-specific information, including:

- Property size, dimensions, and location
- Aerial photographs
- Site plan
- Demographic profile
- Traffic count
- Appropriate contact information

Phase 4

Identifying Retailers & Developers for Recruitment

The Retail Coach has been successful in recruiting leading retail brands to our client communities for more than 21 years. Our process is driven by providing accurate and current data sets as well as site-specific information to retailers, brokers, and developers.

Identification of Retail Prospects

The Retail Coach will target national and regional retail brands (retailers and developers) that are a good "fit" for the community. This means the Retail Trade Area population, disposable incomes, consumer spending habits, and education levels meet the retailers' ideal location criteria.

The Retail Coach will review a master list with Huntley staff and work together to prepare a final target list of retailers for recruitment.



Phase 5

Marketing & Branding

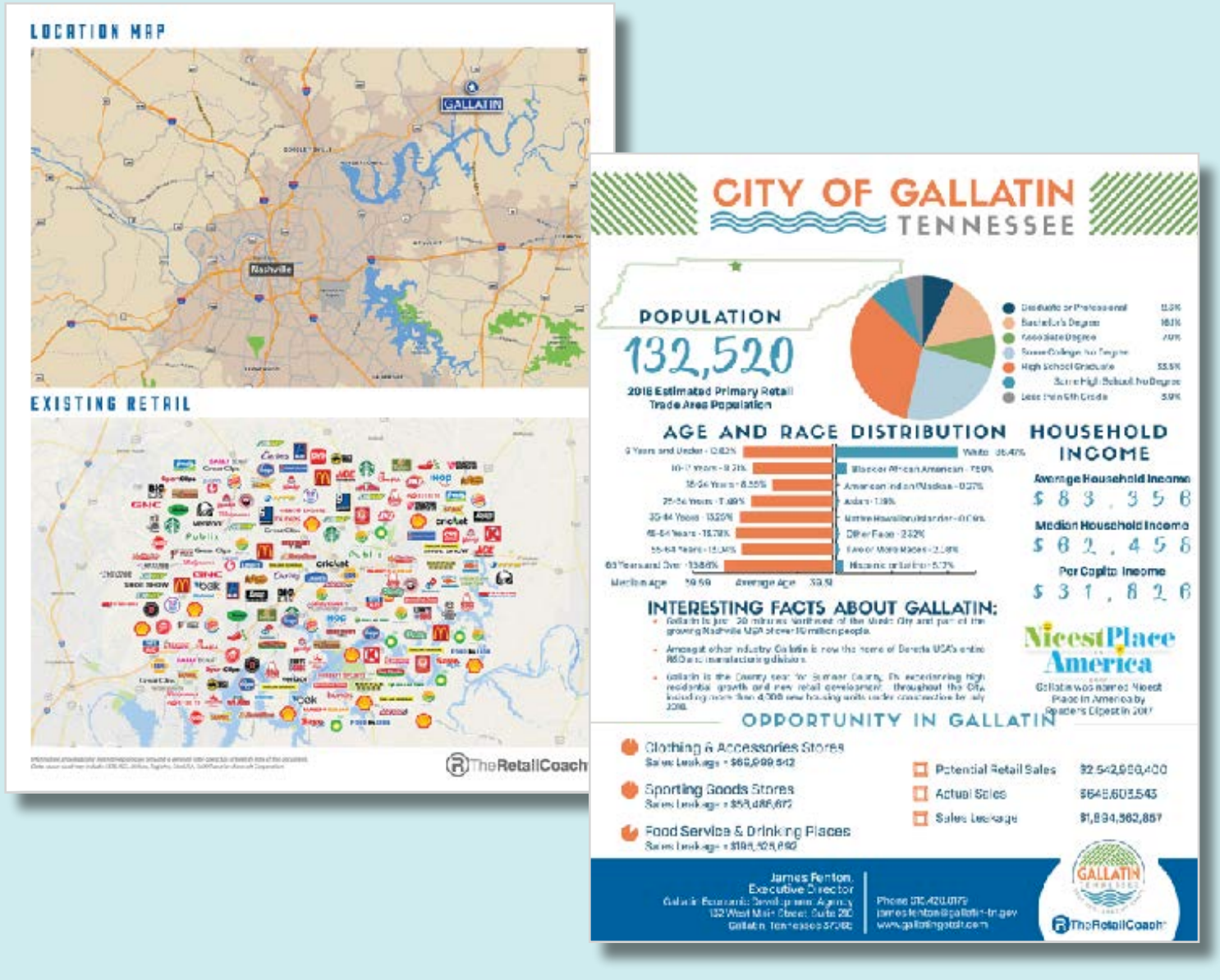
To attract targeted retailers and developers, the most critical step is providing accurate, current, and site-specific information on the community and its Retail Trade Area. It is important that this marketing information positively reflects your community's attributes and brand to corporate site selectors, real estate brokers, and developers.

Retail Market Flyer

The Retail Coach will develop a Retail Market Flyer tailored to the specific needs of targeted retailers' essential site selection and location criteria. The profile serves as a community introduction and includes:

- Retail Trade Area Map
- Location Map
- Traffic Count Map
- Demographic Profile Summary
- Appropriate logo and contact information

Retail Market Flyer



Phase 5

Marketing & Branding

Retailer Feasibility Packages

The Retail Coach will create a retailer-specific feasibility package to address essential location criteria. The feasibility package includes:

- Community Overview
- Retail Site Profiles
- Location Map
- Retail Trade Area Map
- Existing Retailer Aerial Map
- Retailer Location Map
- Retail Trade Area Demographic Profile Summary
- Retail Gap Analysis Summary Table
- Retail Trade Area Psychographic Profile
- Retail Trade Area Demographic Profile
- Community Demographic Profile
- Area Traffic Generators
- Appropriate logo and contact information

Real Estate Developer Opportunity Package

The Retail Coach will create a developer opportunity package to highlight the need for development / redevelopment.
This will include:

- Community Overview
- Location Map
- Retail Trade Area
- Demographic Trends
- Aerial Imagery
- Traffic Counts
- Site-line visibility from major traffic arteries
- Ingress/egress for primary traffic arteries
- Median cuts or possibilities
- Traffic signal existence or possibilities
- Site characteristics and topography
- Appropriate Zoning
- Area Retail
- Residential clustering and support
- Proximity to “anchor” retailers
- Top Employers
- Workplace Population
- Potential retail tenants

Retail Feasibility Package



Developer Feasibility Package



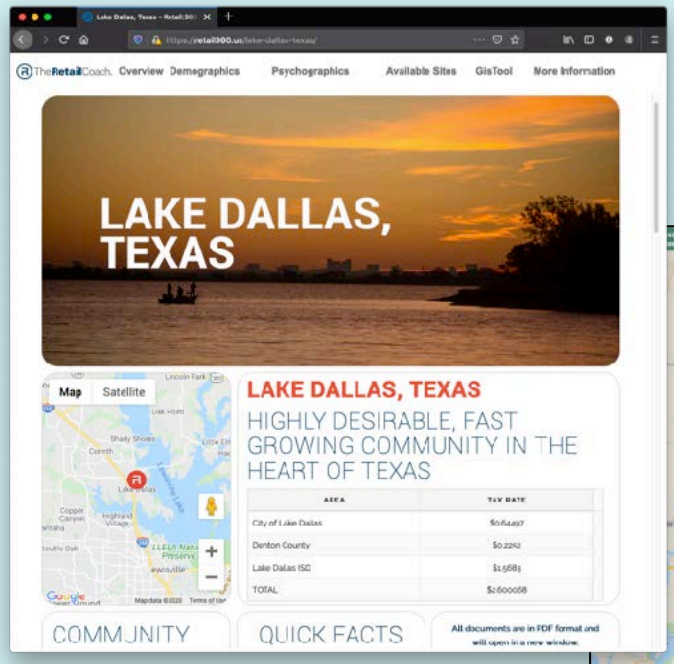
Phase 5

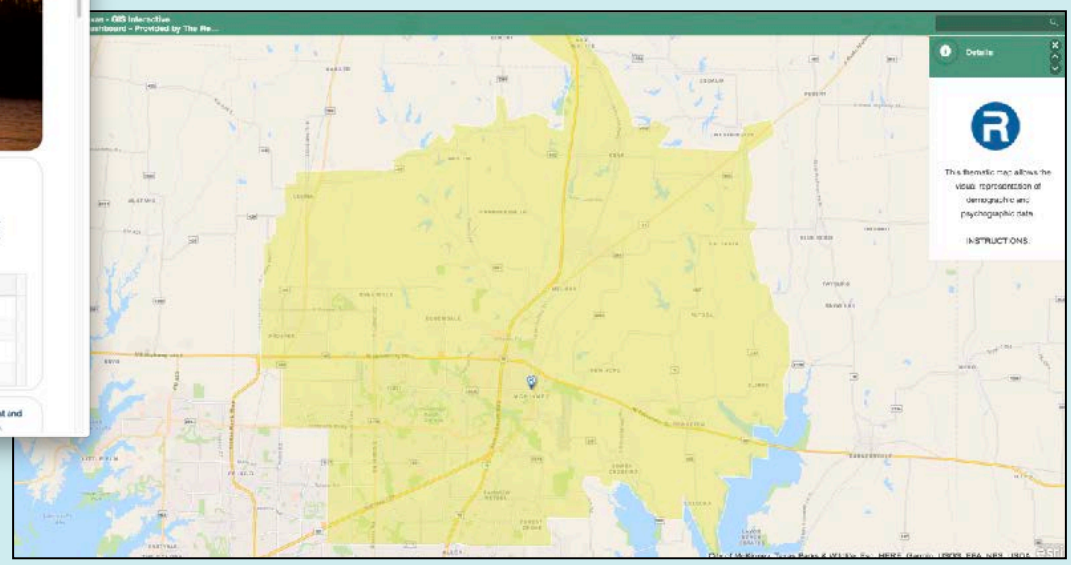
Marketing & Branding

Online Retail Dashboard & Interactive Map

The Retail Coach will create an online community dashboard, which is available at Retail360.us/Huntley-IL, for visual presentation and easy downloading of marketing information and data sets.

Retail360 Dashboard





Phase 6

Recruiting Retailers & Developers

Recruitment of Retailers

Founded in 2000, The Retail Coach was the first national retail advisory firm to introduce retailer and developer recruitment specifically for communities. The recruitment of retailers remains one of the primary metrics of success. Today, our experience has shown a community must move beyond data.

The retailer recruitment process includes the following steps:

- Introductory emails and retail market profiles are sent to each targeted retailer.
- Personal telephone calls are placed to measure interest level.
- Personal emails and retailer feasibility packages are sent to each targeted retailer.
- Personal emails and retail site profiles for prime sites are sent to the appropriate targeted retailer.
- Personal emails are sent to inform targeted retailers of significant market changes.
- A retailer status report is provided with each retailer's complete contact information and comments resulting from recruitment activities.
- Personal emails are sent quarterly to continue to seek responses regarding their interest level.

Recruitment of Developers

Much of our recruitment success comes from establishing a network of national retail developers over the past 19 years.

Developer networking and developer recruitment have become key components in a community's retail recruitment and development success. Retailers have specific property requirements based on their site location criteria. A mid to high-tier retailer might show interest in a community; however, there may not be sufficient ready-to-lease properties matching their needs and brand requirements. Relationships with developers are important in these situations to capitalize on retailer interest and opportunity.

Our developer recruitment process includes the following steps:

- Introductory emails and opportunity packages are sent to developers.
- Personal telephone calls are placed to measure interest level.
- Personal emails are sent to inform developers of the status of interested retailers and any significant market changes.

A developer status report is provided with each developer's complete contact information and comments resulting from recruitment activities.

Retail Conference Representation

The Retail Coach will assist in marketing Huntley and its retail vacancies and real estate sites to retailers and real estate sites to retailers, developers, and brokers at retail industry conferences.

TRC will attend and represent Huntley at the following conferences;

ICSC Vegas
ICSC Chicago
Retail Live - Austin
Retail Live - Orlando
Retail Live - Carolinas
And others throughout the year.

"The location of Sprouts Farmers Market was a direct result of meetings coordinated by The Retail Coach between our community and site selectors at ICSC/Recon."

Warren Unsicker, CEcD
Vice President, Economic Development
Broken Arrow Economic Development

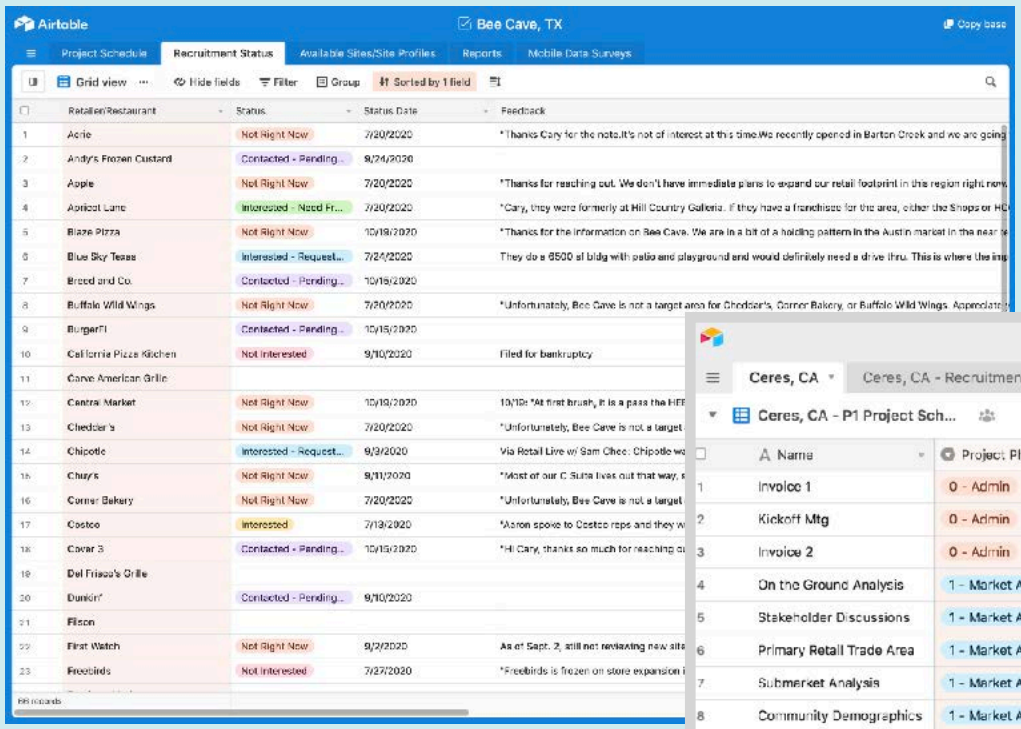
Phase 7

Coaching & Ongoing Support

Coaching

The Retail Coach will partner with Huntley on a long-term basis and be **available when you have questions, new ideas, need customized reports, or need access to GIS mapping and current data and statistics.** We are also available if Huntley needs to brainstorm opportunities as your community grows and develops. Project correspondence can be conducted through The Retail Coach custom Pandora platform as part of the Retail360 dashboard. This password-protected platform will allow the Huntley to keep track of project progress, download reports, and securely share other information over the course of the project agreement.

TRC Project Management Platforms



Coaching & Ongoing Support



Huntley Retail Workshop

The Retail Coach will conduct a retail workshop to share Retail Trade Area findings, demographic and psychographic profiles, and specific retail sector opportunities. The workshop focuses on existing retail businesses that may use the data to make “informed” decisions about expanding their merchandise lines and pursuing new sector opportunities, as well as entrepreneurs who are exploring new business opportunities.

Independent retail businesses face tremendous pressure from regional and national “brick-and-mortar” retail brands, as well as online retail sales. The focus of our workshop is educational. It will utilize our market research and analysis to answer the following questions:

- Who are my customers?
- How do I compete with national brands?
- What merchandise should I carry?
- How do I market my business?
- What brands do our shoppers buy?
- What hours should I be open?
- And many more…

Project

Costs

Project Timeline & Costs

Cost Proposal

Retail Development Services	**$47,000** (Not to Exceed Amount)

Work Fees

The total fee for completion of this work is **$45,000**, payable in three installments:

a) $15,000 upon execution of the agreement

b) $15,000 upon 90 days

c) $15,000 upon 180 days

Reimbursable Project Expenses

It is estimated that reimbursable expenses will be approximately **$2,000** (not to exceed amount). Reimbursable expenses include:

a) All travel costs;

b) Cost of special renderings and maps, if any;

c) Cost of copies for reports and maps/drawings; and

d) Cost of shipping expenses, if any.

ONGOING SUPPORT

Optional Contract Extensions

Because we believe retail recruitment is an ongoing process, and not an event, we offer the ability to extend a standard project agreement for up to two additional years. Your agreement can be extended at any time to ensure you have the tools and resources you need to successfully recruit retailers.

Annual Contract Extension

$30,000/yr.

Extends your agreement by an additional 12 months from previous contract execution. During that 12 month period, you will continue to receive the following:

- Updated Research, Analysis, and Reports
- Continued Recruitment of Retailers and Developers
- Coaching and Support from the The Retail Coach Team
- Designated Point of Contact for Recruitment and Data Needs
- Access to GIS Mapping and Data Resources

The Retail Coach:

References and Client Quotes

References

Community Pop: 31,407

The City of Laramie has been a client community of The Retail Coach since 2016. During this time, The Retail Coach has provided the data, support, and retail recruitment efforts needed to build a stronger retail base.

Recruitment successes in Laramie include: Sportsman's Warehouse, Freddy's, and our team is currently working on a 100,000+ sqft redevelopment of an existing shopping center. This project was completed on time and within budget.

Contact:

Derek Teini
Planning Manager
City of Laramie, WY
ddteini@cityoflaramie.org
307.721.5245

Community Pop: 37,872

The Village of Carpentersville, IL is a newer client of The Retail Coach. Having worked with Carpentersville for less than a year on recruitment, we are in the process of helping several restaurants and retailers locate in the community.

Prior to hiring The Retail Coach, Carpentersville used another retail consultant which the City was not happy with due to a lack of communication.

Contact:

Ben Mason, AICP
Community Development Director
Village of Carpentersville
bmason@cville.org
224.293.1641

References

Terrell AMERICA

Community Pop: 20,924

The Terrell Economic Development Corporation has been a client of The Retail Coach since 2010. During this time, our team has provided the data, recruitment, and trade show representation needed to execute a successful recruitment strategy.

Multiple retailers and restaurants have located in Terrell over the last twelve years through his partnership.

Contact:
Ray Dunlap
President
Terrell Economic Development Corporation
ray@terrelltexas.com
469-534-2719

Warrensburg MISSOURI

Community Pop: 19,337

The City of Warrensburg has been a client of The Retail Coach since 2015. During this time, our team has provided the data, recruitment, and trade show representation needed to execute a successful recruitment strategy.

Retailers and restaurants The Retail Coach has helped recruit to Warrensburg, include: Starbucks, Fazoli's, Hy-Vee, Marshalls (opening in August), and others.

Contact:
Barbara Carroll
Director of Community Development
City of Warrensburg, MO
bcarroll@warrensburg-mo.com
660-747-9135

The Retail Coach: Experience

Client Testimonials

"The Retail Coach is **hands-down one of the best consultant teams of any kind that our team has had the pleasure of working with**. Their extensive expertise and nationwide connections with site selectors, developers, and major chains have opened up new doors for the City, allowing us to take our recruitment efforts to the next level and collaborate with brands that hadn't previously considered our market.

They work as an extension of our staff, anticipating needs and freeing up in-house staff time. **I can't recommend the Retail Coach highly enough."**

Chenin Dow: Economic Development Manager (Lancaster, California)

"Thank you for Gallatin's partnership with The Retail Coach. Charles Parker and his team have **been very beneficial in helping my development find retail tenants**. We have currently signed [multiple tenants] with their help and guidance."

Brad Jolly: Developer (Gallatin, Tennessee)

"The Retail Coach has **truly been the teammate I needed to achieve our goals in the retail and commercial sector**. Their always-prompt response and ability to use data to support quality development and foster long lasting relationships have made a difference in our connections and community. The Retail Coach staff has been an outstanding extension of our office and our community."

Serra Hall: VP, Project Development (Newton County, Georgia)

Client Testimonials

> "As a customer of The Retail Coach I have witnessed first-hand success with Aaron Farmer and his skilled team. The staff at **The Retail Coach delivers the knowledge, skill, and rapport necessary to recruit retail** into regions seeking progression, all while taking the difficulty away from the municipalities. They are a strong catalyst in retail expansion for any community that is looking for increased economic growth."

Sean Overeynder: City Manager (Lamesa, Texas)

"After visiting our city, **The Retail Coach staff were able to quickly recognize the challenges of our rapidly growing community and identify submarkets for retail attraction**. The time they spent in the community and surrounding areas, meeting with community representatives and really working to understand our retail challenges, made the difference."

Michelle Hill: Economic Development Director (Firestone, Colorado)

> "For years I researched firms to help me with retail development and The Retail Coach continued to surface as the best choice provider. Over and over again I heard about their 'service after the sale.' This was important. You see a lot of firms can run data and put together fancy reports. What allows The Retail Coach to stand out is their coaching. A tool is useless unless someone 'coaches' you on the best way to utilize it. **When you hire The Retail Coach you are not just buying data, you are hiring a coach to help you with your retail development needs.** I highly recommend them to any community seeking to effectively recruit retail development."

Dave Quinn: Economic Development Manager (Fairview, Texas)

Client Testimonials

"The Retail Coach organization has a **proven track record of accurately portraying a community, providing the information needed to help prospective retailers see the community**. They are well respected among retail chains and retail site locators. They take the time to visit the community —boots on the ground if you will and they will visit with retailers and learn all they can about the community before publishing their work. Another factor in this is the company is constantly seeking out new technology to improve their results— they have the tools and the talent."

Charlie Smith: Former Executive Director (Mount Pleasant, Texas)

"We chose to work with The Retail Coach because the City wanted to help direct the type of retail coming to the City, helping to ensure it meets demands and fills a need. The Retail Coach also provides a strong local component, **assisting our existing, local retail establishments to respond to today's competitive environment** so they too can thrive."

Steve Brodsky: City Manager (Xenia, Ohio)

"We were pleased that The Retail Coach does not apply a 'one size fits all' approach to retail growth. **Their team has a national reputation for adapting tried and true strategies to suit the individuals needs and unique characteristics and in the communities in which they work**. Beyond that, The Retail Coach's team develops long term relationships with their clients which extends well past the performance period of their professional services contracts. We expect that when The Retail Coach's work in Laramie is complete, we and our partners will be emboldened to take on complex retail issues, but if we hit a snag along the way, The Retail Coach's team will be just a call or text away.

Sarah Reese: Economic and Community Initiatives Administrator (Laramie, Wyoming)



Contact Information:

Aaron Farmer
President
afarmer@theretailcoach.net
662.231.0608

RESOLUTION APPROVING AN AGREEMENT WITH THE RETAIL COACH FOR RETAIL MARKET ANALYSIS AND RECRUITMENT SERVICES

Resolution (R)2022-04.xx

WHEREAS, the Village of Huntley is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, the Village Board approved the 2022 Economic Development Work Plan on January 27th and one of the work plan action items was to seek proposals for retail sector analysis and recruitment services; and

WHEREAS, on February 10th, the Village Board authorized staff to distribute the Request for Proposals (RFP), the RFPs were distributed on February 11th, with a due date of March 11th, and four responses were received; and

WHEREAS, the Village has reviewed the proposals, conducted interviews with each respondent, and determined that the proposal by The Retail Coach best meets the retail marketing and recruitment needs of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY as follows:

SECTION I: The Village of Huntley Board hereby accepts the proposal from The Retail Coach and approves entering into an agreement with The Retail Coach for market retail analysis and recruitment services.

SECTION II: This resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION III: All resolutions and parts of resolutions in conflict herewith are hereby repealed.

	Aye	Nay	Absent	Abstain
Trustee Goldman	_____	_____	_____	_____
Trustee Holzkopf	_____	_____	_____	_____
Trustee Kanakaris	_____	_____	_____	_____
Trustee Kittel	_____	_____	_____	_____
Trustee Leopold	_____	_____	_____	_____
Trustee Westberg	_____	_____	_____	_____

PASSED and APPROVED this 28th day of April 2022.

APPROVED:

_____
Timothy J. Hoeft, Village President

ATTEST:

_____
Rita McMahon, Village Clerk